

CRITERIA FOR TENANT CONSIDERATION

- 1) You must be a legal resident of the United States or have appropriate documentation that you are here legally.
- 2) You must fill out an application.
- 3) An application fee of \$30 per person over the age of 18 shall be collected at time of application. Everyone over the age of 18 MUST apply and be on the lease. This includes any guests that stay more than 3 days at a time/more than 2 times a month.
- 4) Every occupant over the age of 18 must apply and be on the lease agreement. All occupants under the age of 18 must be applicant's legal dependent(s).
- 5) Only 2 people per bedroom will be allowed.
- 6) A credit report and/or background check will be conducted on every applicant.
- 7) Social Security Numbers shall be produced and/or verified for every occupant – regardless of age.
- 8) Photo ID shall be required for everyone over the age of 18.
- 9) You must have verifiable income sufficient to support rental payment.
- 10) Tenants are **required** to carry renters insurance.
- 11) Some properties may allow pets, some will not. If you have a pet, make sure the property you are interested in is open to pets.
- 12) Some properties do not allow swing/play sets, trampolines, hot tubs, swimming pools (except small kiddie pools that can be emptied and stored in garage). Make sure the property you are interested in is open to these items if you have them.

REJECTION CRITERIA

- 1) Adverse police record which would be indicated by:
 - a) Any felony conviction;
 - b) Drug related arrests;
 - c) Arrests for assault and/or battery;
 - d) Prior abuse of police services.
- 2) Poor credit history which is indicated by:
 - a) Liens, judgments or inability to pay bills on time as noted on credit reports or by references;
 - b) Applicant, spouse or co-applicant who is repaying any debts through court order under the wage-earner plan or similar arrangements.
- 3) Poor Landlord references which indicate late payments, conflicts with management or other residents, previous lease violations and disruptive behavior or damage to property.
- 4) If an applicant is under the age of 18.
- 5) If an applicant submits false information about themselves or any household member.
- 6) If an applicant is unable to produce and/or verify the social security number of all household members – regardless of age.
- 7) A personal interview and/or information that indicate the applicant could possibly be an unstable or potentially dangerous threat to the safety and well-being of the other residents.
- 8) If an applicant is on a government watch list under the Homeland Security Patriot Act.