

Criteria for Tenant Selection

Generally required information may include

- Applicant on-time for showing appointment
- Positive Government Issued ID
- Fully completed and submitted application for every occupant 18 years and older
- Applicant(s) able to pay complete deposit and rent deposit at time of lease signing
- Proof of adequate income which could include any of the following:
 - Most recent 2 paycheck stubs
 - Latest Federal Tax Return copies for self-employed applicants
 - Current copies of deposit slips, investment earnings documents or Social Security/disability earnings
 - Any verifiable additional sources of income, i.e. child or spousal support, trust fund income

Income, Credit and Employment information required may include

- Proof of verifiable employment and / or verifiable source of income
- Adequate gross income to rent ratio
- No excessive debt which may impact applicant(s) ability to pay rent
- Good credit history free of negative credit issues which may indicate an applicant is high-risk and / or indicates a pattern of payment delinquency

Court Records

- History of criminal activity (arrests and / or convictions by any occupant, adult or minor) which could negatively affect tenancy will be reviewed
- No Felons. No Sex Offenders.

Rental history information required may include

- If applicant has prior rental experience, good references from prior landlord(s)
- No prior evictions on applicant(s) record

Prohibited Dogs

If dogs are allowed on the property, renter's liability insurance must be held in the amount of \$100k+, the dog(s) must be licensed and adhere to local laws. The following dogs are prohibited:

- Rottweilers
- Pit Bulls
- German Shepherds
- Doberman Pinschers
- Akitas
- Chow Chows
- Wolf hybrids
- Presa/Dogo Canarios



Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and disability.