



## RENTAL CRITERIA

### **I. Income:**

1. Total combined gross monthly income must be at two (2) times the amount of monthly rent (e.g. \$750 monthly rent x 2 = \$1,500 monthly income).
2. Income must be verifiable in writing, which may include a pay stub, verification form on company letterhead, letter of benefit assignments or tax statements.
3. Examples of income include, but are not limited to: Wages, Salaries, Tips, Social Security Benefits, Retirement, Pension or Savings Accounts, Stocks, Bonds, Child Support or Alimony payments, Student Loans, Unemployment Benefits or Public Assistance.
4. Savings Accounts may be considered in lieu of active employment with verification of bank balances (savings, checking, money market, certificates of deposit) totaling at least six (6) times the monthly rent.

**\*\*Applicants who do not meet the income requirements may not be approved, or will be required to provide a co-signer on the lease who does meet the criteria, or provide additional deposit and/or pre-paid monthly rent\*\***

### **II. Rental History:**

The following items may disqualify rental acceptance:

1. Previous unpaid eviction(s) within the previous 3 years.
2. Outstanding balance owed to previous or current landlord.
3. History of lease violations or broken lease terms (i.e.: late payments, NSF checks, noise complaints, skips or any negative reference).
4. Current Outstanding lease with another landlord.

**\*\*Applicants with no previous rental history may be required to provide a co-signer who meets the income and credit requirements of the Rental Acceptance Criteria, or furnish additional funds as determined by Landlord including but not necessarily limited to an increased security deposit or pre-paid monthly rent (ex. last month's rent paid in advance) \*\***

### **III. Credit History:**

The following items may disqualify rental acceptance:

1. Bankruptcy: Applicant is eligible immediately after the date of the order of discharge for a Chapter 7 or Chapter 13 bankruptcy.
2. Judgements, Liens, Collections, Foreclosures – past and outstanding current collections and judgements.

3. General Credit history/Worthiness will be weighed in conjunction with all other rental criteria. Connect Real Estate Group reserves the right to deny any applicant based solely on a history of any delinquent credit activity.

**\*\*Applicants with no previous rental history may be required to provide a co-signer who meets the income and credit requirements of the Rental Acceptance Criteria, or furnish additional funds as determined by Landlord including but not necessarily limited to an increased security deposit or pre-paid monthly rent (ex. last month's rent paid in advance) \*\***

#### **IV. Criminal / Background Check:**

1. All applicants require a criminal background check. If residency in current state does not exceed five (5) years, additional reports are required from all previous states that applicant resided in the last 5 years.
2. Felony convictions may disqualify an applicant for life from being a resident including, without limitation to felony DWI's. Registered sex offenders will be disqualified for life.
3. Misdemeanor convictions or gross misdemeanor convictions may disqualify an applicant for up to three (3) years on crimes against persons, property or drug related illegal activity. The time period starts upon the date of the disposition of the crime.

#### **V. Proper Identification:**

Applicants must provide a Government Issued Photo Identification, which will be copied at time of lease signing.

#### **VI. Business Relationship:**

1. The relationship between a landlord and tenant is a business relationship. A courteous and businesslike attitude is required from both parties. We reserve the right to refuse rental to anyone who is verbally abusive, swears, is disrespectful, makes threats, has been drinking, is argumentative, or in general displays an attitude at the time of the unit showing and application process that causes management to believe we would not have a positive business relationship.

#### **VII. Occupancy:**

Maximum number of residents equal to two persons per bedroom.

**I acknowledge receipt of the Rental Acceptance Criteria and fully understand the guidelines. I am aware that management utilizes a resident screening service.**

