

LANDLORD’S LEASING STANDARDS FOR THE PROPERTY

- Each occupant 18 Years or older must submit a separate application.
- Non- refundable Application fee of \$40.00 for each applicant/ occupant 18 years or older.
- Credit score of 650 or higher is required to lease the property.
- If credit score is less than 650, landlord will ask for higher security deposit (up to 2-3 months deposit).
- An acceptable background history is required.
- Applicant(s) must be able to provide verifiable, positive rental history or mortgage payment history.
- Those with eviction history and criminal history need not apply.
- Applicant(s) must be able to provide proof of current employment with most recent paystub(s).
- If self-employed, latest bank statement and CPA letter required.
- No roommates and sublease.
- Smoking anywhere on the property is strictly prohibited and grounds for eviction.
- Pets are a case by case basis with a separate security deposit.

I acknowledge receipt of this notice:

_____ Date _____
Tenant

_____ Date _____
Tenant

_____ Date _____
Landlord / PROPERTY MANAGER

This notice is part of your lease agreement. Please retain a copy with your lease.
“Signing this acknowledgement indicates that you have had the opportunity to review the landlord’s tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.”