



Resident Selection Criteria

- **RENTAL HISTORY:** 2 years of rental/resident history will be verified on present and previous residences. A positive record of prompt payment, proper notice given, with no damages is expected. Applicants with an eviction or outstanding debt to landlords will be disqualified by the homeowner.
- **CREDIT:** Average credit score of 600 across all applicants is required. Applicants with a combined score less than 600 will be denied or subject to an additional deposit at the homeowner's discretion.
- **INCOME:** Applicants combined income should be greater than three times the rental rate.
Acceptable income verification required may include the following:
 - 2 months of current pay stubs
 - The most recent W2 and Proof of assets
 - A letter of employment on company letterhead showing monthly wages signed by an authorized party.
 - Self-employed applicants are required to supply their most recent tax return or certified verification from their company accountant or bank on their letterhead.
- **BACKGROUND:** A criminal background check is used as part of the qualifying criteria.
- **CO-SIGNERS:** In the event a co-signer is required; he or she must be a Florida resident, meet all Resident Selection Criteria and complete an Application for Residency. Additionally, the co-signer must show an income greater than four times the monthly rent amount and have a credit score greater than 700. The co-signer will be fully responsible for the Lease Agreement if the occupying resident(s) default.

DO NOT APPLY IF:

- An applicant will be denied in the event they have ever been listed on the registry of sexual offenders or convicted, pled guilty or no contest or had an adjudication withheld to a misdemeanor / felony, sexual offense and/or drug-related criminal offense.
- Applicants with a felony level conviction will be disqualified.
- Applicants with an open bankruptcy will be disqualified.
- A co-signer who does not meet resident selection criteria will be disqualified.
- Applicants with an outstanding rental debt or eviction.

ALL APPLICATION FEES ARE NONREFUNDABLE

- **APPLICATION PROCESSING TIME:** May take up to 3- 5 business days, dependent upon the response time from your employer or landlord(s).
- **ANYONE OVER 18 WHO WILL RESIDE IN THE HOME IS REQUIRED TO COMPLETE A BACKGROUND SCREENING WITH VALID SOCIAL SECURITY NUMBER.**
- **ESA/SERVICE ANIMAL REQUIREMENTS:** You will be required to provide a letter from a qualified, licensed physician or health care professional indicating that you have a disability-related need for animal assistance. Documents from online providers will not be accepted, as this does not constitute reliable verification of a disability, therapeutic relationship, or need for an assistance animal. At the time of submitting your application please add all necessary documentation. If valid documentation is not provided advertised pet fees will apply.

QUESTIONS? CALL US AT 813-251-0001 EXT 2

Your Initials: _____ Your Initials: _____