

Resident Screening & Rental Criteria

Thank you for considering renting one of our homes!
Before you apply, please review our application criteria.

Credit Score & Security Deposit

For any approved applicant, we require a deposit based on your credit score (see table below) to secure placement. This deposit **cannot** be used to pay the last month's rent. We require a hold fee of one month's rent to take the property off the market; that fee is applied to your first month's rent. Please note that an additional deposit may be required if an applicant has any outstanding debt owed to other landlords/housing providers.

If you're applying with others, we take the average of each applicant's credit score to determine the required deposit amount. It is not a requirement for everyone to have above a 500 credit score if applying with others. However, only applicants with a credit score of 500 or more will be considered for income verification purposes. Additionally, a 2x monthly rent security deposit will be required.

Credit Score	Refundable Deposit Required
<i>No Credit</i>	<i>Not Qualified</i>
<i>< 500</i>	<i>Not Qualified</i>
500 - 549	2x Monthly Rent
550 - 599	1.5x Monthly Rent
600 - 649	1.25x Monthly Rent
650 +	1x Monthly Rent

We partner with Rhino to offer a security deposit alternative — a surety bond*. With Rhino, you can opt to pay a smaller fee instead of a refundable security deposit. Learn more about Rhino here: <https://www.sayrhino.com>

Income Requirements

- Minimum household gross income (*before taxes*) requirement is a minimum **3x (three times) the monthly rent**
- Applicants claiming Social Security income must submit their most recent disbursement statement from the Social Security Administration
- Applicants claiming child support income must submit a current court order and proof of payment for the last three months
 - Applicants claiming self-employment income must submit their most recent tax statement; annual income after taxes must be at least three times the **annual** rent
- Applicants wishing to qualify using liquid savings (cash in a savings account) in lieu of minimum income requirements must provide statements for the most recent three months showing an average daily balance of at least 36 times the monthly rent (three times the annual rent)

Employment Verification

- Valid pay stub; or
- Notarized offer letter, including salary, start date (must be within 30 days), and Human Resources contact information, on company letterhead

Please note that our screeners are trained to identify fabricated pay stubs and paystubs purchased online.

Rental History Disqualifications

- 4+ late payments in the last 24 months
- 3+ returned payments/Non-Sufficient Funds (NSF) in the last 24 months
- 1+ rental-related writeoff in the last 36 months
- 1+ rental-related collection in last 60 months

Civil Court Records Disqualifications

- 2+ filings/unlawful detainers in last 24 months
- 2+ monetary judgments in last 36 months
- 1+ possession/forcible detainer in last 60 months

Criminal History Disqualifications

- Felony conviction (evaluated from the date of disposition) in the last 72 months
- Registered sex offender