

# TENANT QUALIFICATION CRITERIA

Please ensure before making application the following apply to you and that you are aware of:

1. Applicants MUST be adults over the age of 18. All adults in the household must complete our electronic tenant application, individually.
2. If you decide to rent one of our listed properties, in addition to monthly rent, a security deposit equal to one month's rent may be charged to tenants prior to tenancy.
3. In the event you enter into a lease agreement and change your mind prior to taking possession of the rental property, you shall forfeit all deposit funds as liquidated damages. In addition, you may be held responsible to the additional terms of the lease you signed.
4. If for any reason you are not approved for a rental property, the \$69 application processing fee is non-refundable so please ensure you are able to qualify before you apply.
5. When individual tenant candidates make application and pay the application processing fee they are authorizing United Property Management to conduct a background investigation consisting of but not limited to the following areas:
  - Review of your credit report and your credit score,
  - Review of public records for past evictions,
  - Verification of your current employment,
  - Verification your previous landlord reference(s),
  - Run and review a criminal background check,
  - Review local county civil and criminal public records,
  - Compare applicant names vs. entries in the sex offender databases.

If you cannot provide positive references, have a debt to income ratio that shows you cannot afford to pay rent from your documented income (pay stubs, bank records, or tax returns), have no work history or an unstable work history, been evicted in the past, have a criminal record, or any occupant is listed in the sex offender database, you may not qualify for a rental at this time.

- All applicants should view the exterior & interior of the rental or have a trusted friend or relative(s) view the rental prior to occupancy because all rentals must be accepted "AS-IS" before the application process is complete.

Below please review our minimum residential qualification criteria:

- **Income** – Applicants must have a combined documentable net income of 3 times the properties advertised monthly rental payment. We utilize an automated income verification system that often totally eliminates the need for submission of your actual paper bank statements although in some cases we may still require submission of bank statements to prove reliable, measurable and recurring income from employment or other source(s).
- **Minimum Credit Score** – Applicants with a combined household income meeting the income requirements of the specific property they wish to rent must all also have a minimum credit score of 550. (No credit is considered a ZERO score). If your credit does not meet the minimum threshold score, we may be unable to rent a home to you.
- Applicants must have a credit history demonstrating the applicant has paid bills on time and does not have a history of debt write-offs or accounts that have gone into collection. Residency may be denied due to poor credit history.
- Applicants must all have at least 12 months verifiable rental history. Applicants can have no more than three (3) late payments, during the last 12 month period as reported by the previous landlord(s).
- Applicants must not have an outstanding balance with a previous landlord.
- Applicants must not have a rental eviction on their record.

#### PETS

- We happily accept pets into many of our rental properties. Except for fish, one pet may be permitted with the following considerations:
- We do not accept animals over 30 lbs into our rental properties.
- Birds are prohibited in all of our rental properties.
- Some rental units will not accept pets for any reason. If a pet is approved, a one time non-refundable pet fee of \$300 will be charged and the base rental rate may be increased by \$25 per month as 'pet rent'.
- Mainly due to homeowner insurance restrictions we maintain a list of K9 breeds which are not acceptable under any circumstances even if they are under the 30 lb weight limit. Please speak to a property manager about your specific pet(s). We reserve the right to deny any pet at any time for any reason both prior to a lease and during a lease

should the pet become a nuisance. At the sole discretion of our individual property managers, K9s are screened and K9s resembling in appearance the following K9 breeds will not be accepted under any circumstances: GERMAN SHEPHERDS, DOBERMANS, PIT BULLS, CHOWS, OR ROTTWEILLERS.

### ***SMOKING***

100% of our rental units are smoke free. Smoking is never allowed inside our rental units. Smoking inside a rental unit is cause for immediate termination of a lease and tenants who have a lease terminated for smoking will forfeit all security deposits.