Century 21 Premier Real Estate Qualification Criteria

Each and every adult (18 years or older) that will be living on the property is considered an applicant and must complete the application and provide all information requested of an applicant. Qualification is based on Risk Scoring.

Application fee: $30.00 per applicant. This is a screening fee. The fee is non-refundable, nor will it be credited toward the rent or security deposit. A credit report, unlawful detainer report and criminal report will be completed for each applicant.

Identification: Each adult must present a state issued photo I.D. and a social security card. List all other names used including maiden name.

Address : Each applicant must list all Addresses used for the last five years.

- **Income:** The total gross taxable income for all applicants must be at least 2.5 times the monthly rental rate. Income must be verifiable from paycheck stubs & written or verbal confirmation from employer. Self-employed applicants must submit tax returns and P&L to verify income. Retirement income can be verified through entitlement letters or bank statements showing the direct deposit of the income and the income source. Non-taxable income of two times the monthly rental rate will also qualify if income can be verified from entitlement letters, or direct deposit showing the source of the income.

- **Rental References or Home Ownership:** You must have recent verifiable rental references from non-family or friends. Verifiable home ownership within one year will also qualify.

- **Credit:** You must have **GOOD** established credit. **Bankruptcy or foreclosure (within one year) is reviewed on a case by case basis ANY EVICTIONS will disqualify you. Collections must be paid or you must be on a verifiable payment plan w/creditor. Medical bills maybe an exception.**

Number of occupants: 2 people per bedroom plus 1 person. A 3 bedroom house has a maximum occupancy of 7 people, per HUD regulations.

Property Condition: The property will be rented to you in "as is" condition, unless stated otherwise. You will be responsible for watering and maintaining the house and yard. You must pay all utilities unless stated otherwise.

Fees must be received before processing: Any fraudulent information will immediately disqualify the applicant.

Pets: The following forbidden pets are not allowed: All breeds, but not limited to: Pit Bull, Rottweiler, Chow, Doberman Pinscher, German Shepherd, Husky-Alaskan Malamute, Great Dane, Saint Bernard, Akita & Wolf Hybrids. Homeowners insurance can cancel Owners policy if these pets are allowed.

Smoking: Smoking may not be allowed at all properties, if allowed it is only allowed in designated areas outside.

All adults **must** sign the lease, all addendums and any disclosures before keys are released. All move-in funds must be by cashiers check**. WE DO NOT ACCEPT CASH**. An additional pet deposit will be required if Pets are allowed.

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Tenant Date Tenant Date