

CRITERIA FOR TENANCY

GENERAL REQUIREMENTS & INFORMATION

1. Positive picture ID will be requested at the time you submit your application for processing.
2. Each person over the age of 18 years who intends to reside in the subject Home must submit a separate Rental Application.
3. Application must be **completely** filled out and **signed**.
4. Application Fee must be paid prior to processing the rental application.
5. Applicant acknowledges and accepts that S&S Property Management represents the owner of the property for which applicant is applying.
6. Management will make a reasonable attempt to contact previous and present landlord(s) submitted by Applicant; however, the ultimate responsibility for supplying this information to Management lies with the Applicant. Management reserves the right to decline tenancy on the basis of our inability to contact the references provided.
7. **The security deposit and first month's rent must be paid in full by cashier's check or money order no exceptions. From the availability date homes will only be held for move in up to two weeks.**
8. We cannot guarantee any home you have seen to be available to you by the time your application is processed. Homes are rented to the most qualified applicant approved by the individual home owner with the full security deposit paid. **A security deposit WILL NOT be accepted until the rental application is approved.**

RENTAL REQUIREMENTS

1. Two years or more of verifiable residence history from a third-party landlord required.
2. Multiple late payments and NSF checks will result in a denial.
3. Rental history reflecting any unpaid past due rent will result in denial.
4. Rental history reflecting any property damage or disturbance will result in denial.

AUTOMATIC DENIALS

1. Any collection filed by a property management company within the last ten (10) years will result in denial.
2. Any applicant with unlawful detainer action or eviction within the past five (5) years will be denied.

INCOME REQUIREMENTS

1. Monthly income must equal approximately three- (3) times stated monthly rent or if a co-signer, their monthly income should equal five times the stated monthly rent.
2. If self-employed, you are required to provide proof of income from bank statements and tax returns.

EMPLOYMENT REQUIREMENTS

1. Verifiable employment is required.
2. If unemployed and unable to verify the income necessary to pay rent, applicant will be denied.
3. Self-employed individuals must be verified through the state or tax returns or bank statements.

CREDIT REQUIREMENTS

1. Good credit is required.
2. Outstanding bad debts being reported on credit report of more than \$100.00 but less than \$1000.00 may be accepted with proper explanation and proof.
3. Excessive collections will result in denial.
4. Outstanding debt to property management or landlord will result in denial.
5. Any applicant with a bankruptcy not showing as discharged will be denied until shown otherwise.
6. After a bankruptcy has been discharged, applicant must show six (6) months of positive established credit.

**** Any falsified information is an automatic decline of your application****