



## **Tenant Qualifying Criteria**

### **Identification**

- Copy of photo ID (driver's license, passport, or Military ID only)

### **Rental History**

- Minimum of two years rental history

### **Work History**

- Minimum of two years work history

### **Income**

- Combine house hold income three times (3X) the property rent.
- Rent plus all long term debt cannot exceed 50% of gross monthly income
- Copy of two pay stubs, company offer letter, or Federal Income taxes for last two years.

### **Credit Report**

- No more than 3 late payments in 12 months
- Bankruptcies will be reviewed on a case by case basis.

### **Criminal Record**

- No felony convictions within the last 7 years
- No more than two arrests within the last 7 years
- No arrests or convictions for sexual related offenses.