



## RENTAL CRITERIA

1. Applicants must provide picture ID and complete the rental application in its entirety.
2. Applicants must provide proof of income. Acceptable documents include:
  - Past two pay statements
  - Current offer letter (must be dated within 30 days)
  - Previous two year's tax returns
  - Award letter dated within past 12 months
3. Prospective residents must do a credit and background check with Buildium. Credit check performed is a "soft pull" and will not impact the applicants credit score.
4. Applicants are responsible for the \$25 per applicant screening fee. Payment will be made by applicant directly to Buildium.
5. Housing will be rented to first applicant(s) that meet the below criteria:
  - Household income must combine to 3x the monthly rental rate
  - Applicants credit report must meet the following criteria:
    - Minimum TransUnion Resident Score of 580
    - No slow pays in the past 12 months on major installment loans
    - No more than 2 slow pays in the previous past 12 months on revolving credit lines
    - No accounts sent to collections in past 12 months (excluding medical)
    - Applicants' credit report must be free of delinquent utility accounts and delinquent amounts from previous landlords. (Proof of pay off will be accepted if applicant meets all other rental criteria).
  - Applicants must have no prior evictions in past 7 years.
  - Applicants must have no violent, destruction of property, or financial crimes on background check within past 7 years.

\*Vacant properties can be held for 3 business days after the approval of application.

\*Security deposit and first month's rent due at move-in.

