

RENTAL QUALIFICATIONS

1. **CREDIT SCORE:** 650 or higher with no judgments or accounts in collection and with no more than one credit "dispute".
2. **EVICCTIONS:** No Eviction lawsuits filed against applicant within the last five years with an unpaid judgment – a release and satisfaction of judgment will be required from applicant.
3. **INCOME/EMPLOYMENT/SELF-EMPLOYMENT/SOURCES OF INCOME:**
 - a. IF EMPLOYED: Minimum Gross Monthly Income must be equal or higher than 3 times the rental amount.
 - b. LENGTH OF EMPLOYMENT: A minimum of one year on current job.
 - c. IF SELF-EMPLOYED: Two Years of Business Tax Returns and/or Schedule E/Schedule C showing equal or higher than 3 times the monthly rental amount. All 1099 Statements for the business.
 - d. SOURCES OF INCOME: Two most recent paycheck stubs and prior year Form W2 Pension Statements, Social Security Statements, Award Letters, or any other documentation proving Source of Income. Bank Statements or screenshots are not proof of income.
4. **PROOF OF IDENTITY:**
 - a. Current Unexpired State I.D. Card, Driver's License or Passport.
 - b. Social security card.
5. **REFERENCES:**
 - a. Housekeeping: must receive an "excellent" or "good" housekeeping referral from current landlord.
 - b. Current landlord reference must show no unpaid rent, proper notice given, and a positive rental history
6. **OCCUPANTS:** Governed by current prevailing local, state, and federal guidelines.
7. **CRIME FREE HOUSING:** Crime Free Addendum may be required by the municipality at the time of lease signing indicating that the applicant will comply with all of the municipality's requirements.
8. **APPLICATION CERTIFICATION:** Applicant hereby certifies that the information provided from Applicant to Landlord and/or Landlord's Agent to evaluate the Pre-Qualification Residential Application for Rental is correct and complete. Applicant further understands that any false or incomplete information is grounds for immediate rejection of this Pre-Qualification Residential Application for Rental. Applicant represents that he/she has no infestation/pest issues where they are currently living or working. Additionally, misrepresentation to Landlord and/or Landlord's Agent shall be grounds to terminate the lease.
9. **APPLICATION AUTHORIZATION:** Applicant specifically authorizes and requests all present and previous employers, mortgage holders, landlords, rental agents, credit grantors, banks, accountants, stockbrokers, and Federal, State and Local Government Agencies to release any and all requested information in the evaluation of this Pre-Qualification Residential Application for Rental. Applicant authorizes Landlord and/or Landlord's Agent to make any and all inquiries that Landlord and/or Landlord's Agent is currently permitted under Prevailing Fair Housing Laws and Federal, State, and Local Ordinance(s) to evaluate this Pre-Qualification Residential Application for Rental.
10. **NON-REFUNDABLE PROCESSING FEE / ORDER OF PROCESSING:** Processing fees are NON-REFUNDABLE. Processing begins only when **ALL** documentation and non-refundable processing fees are collected from all applicants for a specific unit, and are conducted on a first received basis.
11. **NOT GUARANTEED APPROVAL:** This is a PRE-QUALIFICATION RESIDENTIAL APPLICATION FOR RENTAL ONLY.
12. **LEASE SIGNING REQUIREMENTS:** IF the Pre-Qualification Residential Application for Rental is approved, you will have TWO BUSINESS DAYS to meet with Landlord and/or Landlord's Agent to pay all amounts due, sign the lease and get your keys. WE DO NOT HOLD APARTMENTS FOR ANY REASON. Applications are kept active for two weeks only.
13. **APPLICATION PART OF RESIDENT LEASE FILE:** Should the Pre-Qualification Residential Application for Rental be approved by landlord and/or Landlord's agent, then this Authorization and Release shall extend through any and all rental periods.
14. **NOTICE OF NO AGENCY:** CRS Management Inc. ("Agent") has previously entered into an agreement with the Landlord to provide certain property management, maintenance and/or real estate brokerage services to the Landlord. Neither the Agent nor any of its employees will act as agent for the Lessee but will instead be acting as the Agent for the Landlord.

I have received the property criteria and have read the information contained above.

Applicant Signature _____

Date _____

Printed Name _____

