

Minimum Tenant Requirements (633 S. College Ave.)- Tenant Copy

1. Requested move-in date coincides with availability
2. Has filled out application entirely and truthfully
3. Verifiable identification (DL and SS card)
4. Verifiable landlord (current and previous) information. Positive landlord references.
5. Verifiable employment
 - A) All information correct/verifiable
 - B) Employed at present job for at least 6 months
 - C) Monthly gross earnings of 3.5X rent amount or greater
6. Verifiable banking information
7. Verifiable pet information (if applicable to property/prospective tenant)
 - A) All pets must be adult, 50 lbs or smaller, no “aggressive” or “attack” breeds/types
 - B) Verifiable veterinary information
8. Court Records- No felony charges, evictions or previous landlord-related litigation
9. Credit report
 - A) Minimum FICO score of 660
 - B) The following are grounds for rejection: two or more 30-day delinquencies; one or more 60-day delinquencies; any combination of three 30 or 60-day delinquencies; any 90-day or greater delinquency, charge-off, collection, skip or civil suit; any repossession, tax lien, or bankruptcy
10. Application fee in cash or secured funds (cashier’s check, money order)
11. All up-front costs (first month’s rent, deposits, etc.) in cash or secured funds

An applicant may appeal any of the above requirements by presenting documentation of extenuating circumstances and/or by providing additional security such as an approved co-signer or an additional deposit. The final decision will be made by the owner.

01/01/13