

Rasure Properties

Minimum Tenant Requirements- 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 3 months
 - C) Monthly gross earnings of 3.3X rent amount, minimum
6. Verifiable banking information
7. Verifiable pet information (if applicable to property/prospective tenant)
 - A) All pets must be adult, 40 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 600
 - B) The following are grounds for rejection: four or more 30-day delinquencies; three or more 60-day delinquencies; any combination of four 30 or 60-day delinquencies; one 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.

07/01/03