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## QUALIFICATION CRITERIA FOR RENTING

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**Before filling out an application, review the criteria. If you feel you meet the criteria, please apply. ALL APPLICANTS (18 YEARS OR OLDER) APPLYING MUST HAVE:**

- 1) **Application:** A completed and signed application from each proposed occupants 18 years or older must be submitted. ALL LINES MUST BE FILLED IN (indicate "n/a" for areas not applicable. *Incorrect or misinformation will disqualify you as a prospective renter. Online application available: AREmanagement.Co*)
- 2) **Credit:** A credit history that demonstrates a willingness to pay financial obligations in a timely fashion (and/or we require an adequate FICO score). *Details may vary upon location.*
- 3) **Employment History & Sufficient Income:** Gross monthly combined income sufficient to cover rent (normally 2.5 times the rent but varies per location). Income must be verifiable through pay stubs, employer contact and/or tax records. All other income, including self-employment must be verified through tax records.
- 4) **Eviction:** No prior evictions or collection records for non-payment of rent
- 5) **ID:** A government issued photo I.D. We require a photo I.D. (i.e. driver's license or State Issued ID) and Social Security card.
- 6) **History:** Proof that your rent is paid up-to-date where you are currently living. Rental History must be verifiable from unbiased sources. If you're related by blood or marriage to one of the previous landlords listed, or your rental history does not include at least two previous landlords, your application may be declined, or we may require a qualified co-signer. Qualified co-signers must meet all screening criteria plus make 3 times the amount of rent.
- 7) **Criminal Record:** No type of crime that would be considered a threat to real property or people.
- 8) **References:** Favorable responses from references and previous landlords.
- 9) **Renter's Insurance:** Preferred but optional. *Varies per location*

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- **Payments:** *Amounts vary per location.* An up-front payment of an agreed upon security deposit (at least one month's rent) is required by cashier's check or money order when signing a rental contract, plus 1<sup>st</sup> (first) month's rent.
  - **No Smoking:** Please note that all of our properties are smoke-free. If you're application is accepted, no smoking of any kind is permitted on the property.
  - **Occupancy:** Typical occupancy is 2 (two) persons per bedroom plus 1 (one) additional person.
  - **Pets:** Pets or animals are normally *not* permitted but vary per location. Pets or animals will have an increased rent and deposit fee.

**Required Information to Finalize Each Application** - Please be sure the following 5 (five) items are submitted:

- 1)  SIGNED Application Screening Fee Receipt **with** the fee in cash, cashier's check or money order for each applicant 18 (eighteen) years or older for the purpose of running credit and eviction reports is required with *each* application.
- 2)  SIGNED Authorization and Verification form
- 3)  Valid and original government issued picture I.D., (Driver's license, Green Card or Passport)
- 4)  Original Social Security Card
- 5)  **Each** applicant: 3 (three) months of most current paystubs or an official letter from your employer on company letterhead. For self-employed / 1099 applicants, your last two years of tax returns are required.