

## QUALIFICATION CRITERIA

1. A separate application is required for each adult intending to occupy the property. We use a 3<sup>rd</sup> party screening service [www.RentSpree.com](http://www.RentSpree.com) for application processing. You will work directly with them and pay \$30 per adult applicant to them. We are not affiliated with this company and only receive the final report. No refund can be provided if you are not selected as the future tenant.
2. Applicants should have a combined gross income of 3 times the monthly rent and a minimum of two most recent years of provable rental history.
3. Must have a minimum credit score of 600. Credit history must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 3 years.
4. Non-employed individuals must provide proof of ability to pay the rent and have a guarantor.
7. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no NSF checks, and no damage to unit or failure to leave the property clean and without damage at the time of lease termination.
8. Common domestic pets only. A maximum of 2 cat(s) or dog(s) under 25 lbs may be considered. Each pet requires a minimum \$250 non-refundable pet fee. The following breeds are not allowed per insurance requirement: Akita, Chow Chow, Doberman Pinscher, German Shepherd, any Pit Bull type dog, Presa Canario, Rhodesian Ridgeback, Rottweiler, Staffordshire Terrier, Wolf Hybrids, or any mixed breed dog containing any of the above breeds, no matter what the percentage. Additionally, per insurance requirements, no dog may be kept on the property which: weighs more than 100 pounds, has ever been trained as and/or used as a guard dog or attack dog, has ever been trained or used in military or police work, belongs to a breed that was historically bred for fighting, or has ever bitten anyone or exhibited aggressive behavior towards people.
9. Resident(s) will be required to pay a security deposit at the time of lease execution in a minimum amount of one month's rent. We reserve the right to require a higher security deposit and/or additional prepaid rent.
10. Renter's Insurance is required prior to occupancy. It must include Personal Liability coverage of \$300,000. Please contact your own insurance agent or Liz Shepherd with Heritage National Insurance @ 321-293-0400. Her annual policy is approximately \$136.