

Country Home Realty
Country Home Property Management
Residential Qualification Criteria

Thank you for the opportunity to consider your application for rental occupancy. Screening fees are non refundable. Therefore, if any of the following applies to your situation, please carefully consider submitting your application as you will most likely be denied based on our criteria standards.

GROUNDINGS FOR DENIAL WILL RESULT FROM THE FOLLOWING ON ALL APPLICANTS:

- Unverifiable social security number.
- Falsification of rental application.
- Verified unpaid eviction showing on credit report or confirmed with landlord.
- Unpaid rental collection verified on credit report.
- Balance owing to landlord.
- Breaking lease agreement that may result in collection filing.
- Open Bankruptcy.
- 4 or more late payments and/or NSF checks and/or noise complaints within a 12 month rental period (current and/or previous).
- Income that is less than 1 months' rent. (Note: only garnish able income is considered for qualification purposes)
- Any currently pending criminal charges
- Any Convictions or Crimes against a person and/or property, Drug manufacturing and/or drugs that adversely affect others around within the last 7 years
- Registered sex offender

Valid Photo Identification will be required of all applicants.

ADDITIONAL QUALIFICATION CRITERIA:

Rental History:

6 months valid, verifiable rental history

Valid rental history is a written lease or month-to-month agreement.

If rental history is less than 6 months then an increased deposit -OR- cosigner may be requested. 2 or 3 late payments, NSF checks and/or noise complaints within 12 months may result in an increased deposit. Final recommendation will also be dependent on credit history, income and employment.

Credit History:

Established credit history not required for qualification. However,

6 or more derogatory accounts may require an increased deposit. Derogatory accounts exclude medical & student loan debt but include unpaid collections, judgments, tax liens, past due accounts, paid rental debt, discharged bankruptcy, past due or foreclosed mortgage, etc.

Final recommendation will also be dependent on income, rental & employment history.

Employment:

12 months with current employer or previous employment in same field of work

Final recommendation will also be dependent on rental & credit history and income

Income:

Monthly verifiable income must be equal to at least 3 times the rental amount (only garnish able income considered)

Income of 2 – 2.99 May require an increased deposit.

Income of 1 – 1.99 May require a qualified cosigner

Section 8 applicant's must meet the income requirement based on their portion of the rent.

Final recommendation will also be dependent on rental, credit & employment history.

COSIGNER QUALIFICATION CRITERIA:

A cosigner will be APPROVED if all the qualification below is met, if the cosigner does not meet any 1 of the following criteria then the cosigner will not qualify.

RENTAL HISTORY: 1 year of valid and verifiable rental or mortgage history with no late payments

CREDIT HISTORY: At least 4 accounts in good standing for 1 year with less than \$100 in derogatory credit

Discharged or non-discharged bankruptcy will result in denial.

EMPLOYMENT: 12 months with current employer or previous employment in same field of work

INCOME: 3 times the rental amount of the unit in verifiable, garnish able income

Applicant Signature: _____ **Date:** _____

Co Applicant Signature: _____ **Date:** _____