STEP ONE

Tenant Qualifications

(If applicant intentionally lies, falsifies, omits or hides pertinent information during any stage of the tenant selection process, applicant can be denied rental of said property. If applicant is not of legal age, or if applicant does not have a Social Security number or other form of government issued ID, applicant can be denied rental of said property.).

Address _____ Date _____

Rent	+	Sec. Dep.	+	Last Mo. Rent	=	Total	Date	Initial
	+		+		=			
	+		+		=			
	+		+		=			

Major Qualifications

1) INCOME Minimum per month Gross pay $_____ Take Home pay $ _____

or government assistance Y/N Must pass **"Cash Flow"** form Y/N

Notes _____

2) CREDIT Credit check Y/N Cost single $_____ married $_____

A) Good established credit Y/N

Rating _____ or higher Bankruptcy _____ years or longer

B) Other/Problem credit Y/N

No/new credit Y/N

Other bankruptcies Y/N _____ months or longer

Other credit problems Y/N

Landlord credit problems Y/N

*Problem credit w/extra security Y/N How much $ _____

Notes _____

3) ACCEPTABLE CRIMINAL BACKGROUND CHECK Y/N

Notes _____

4) PETS (Exception: Animals covered by Americans with Disabilities Act)

Dogs allowed _____ Y/N Cats allowed _____ Y/N

Extra sec dep $_____ per pet Extra rent. $ _____ per pet per month

Notes _____

5) EVICTION (Exception: owner needing house back) Y/N

Notes _____

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Minor Qualifications

6) OCCUPANCY GUIDELINES (Max 2 per bedroom +1)

No. of bedrooms _____ Maximum no. of occupants _____

Notes _____

7) ACCEPTABLE PREVIOUS LANDLORD REFERENCES (if applicable) Y/N How many? _____

Current landlord references Y/N Establishing landlord references Y/N

Notes _____

8) ACCEPTABLE PERSONAL REFERENCES Y/N How many_____ per adult

Notes _____

9) JOB STABILITY How long?_____ mos. or longer

Notes _____

10) RENTING STABILITY (if applicable) Last _____ residence(s) How long?_____ months each

Notes _____

11) SMOKING Y/N Extra rent $_____ per mo. Extra sec.dep. $ _____

Notes _____

12) EXTRA QUALIFICATIONS

_____

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