



RESIDENTIAL CRITERIA

PLEASE CALL OUR OFFICE PRIOR TO APPLYING TO INQUIRE ABOUT ANY CURRENT APPLICATIONS,
AS OUR APPLICATION FEES ARE NON-REFUNDABLE.

APPLICATIONS MUST BE SUBMITTED THROUGH OUR WEBSITE AT: WWW.HOUSEOFGLOSSREALSTATE.COM

PET APPLICATIONS MUST BE SUBMITTED AT [HTTPS://HOUSEOFGLOSS.PETSCREENING.COM](https://HOUSEOFGLOSS.PETSCREENING.COM)

APPLICATIONS ARE APPROVED/DENIED BASED UPON A SCORING SYSTEM.

- ❖ ALL PERSONS, 18 OR OLDER, WHO INTEND ON OCCUPYING THE PROPERTY, MUST SUBMIT A FULLY COMPLETED, ELECTRONICALLY SIGNED RESIDENCY APPLICATION. ALL APPLICANTS MUST PROVIDE PROOF OF IDENTITY. A NONREFUNDABLE APPLICATION FEE OF \$65.00 PER ADULT APPLICANT WILL BE REQUIRED. APPLICANTS MAY BE REQUIRED TO PAY AN ADDITIONAL APPLICATION FEE OR AN ADDITIONAL SECURITY OR DAMAGE DEPOSIT AND BE APPROVED BY A CONDO/HOMEOWNER'S ASSOCIATION PRIOR TO MOVE IN, IF APPLICABLE.
- ❖ APPLICANTS MUST HAVE A COMBINED GROSS MONTHLY INCOME OF AT LEAST THREE TIMES THE MONTHLY RENT. SELF-EMPLOYED APPLICANTS MAY BE REQUIRED TO PRODUCE, UPON REQUEST, 2 YEARS OF TAX RETURNS OR 1099'S; AND NON-EMPLOYED INDIVIDUALS MUST PROVIDE VERIFIABLE PROOF OF INCOME. ALL SOURCES OF OTHER INCOME MUST BE VERIFIABLE.
- ❖ WE LOOK FOR CREDIT SCORES OF 525 OR HIGHER, PER APPLICANT. APPLICANTS MAY BE REQUIRED TO PAY AN ADDITIONAL SECURITY DEPOSIT FOR LOWER CREDIT SCORES.
- ❖ THE FOLLOWING WILL AUTOMATICALLY DENY AN APPLICATION:

CONVICTIONS FOR FELONIES WITHIN THE PAST 7 YEARS INVOLVING THE ILLEGAL MANUFACTURING OR DISTRIBUTION OF CONTROLLED OR ILLEGAL SUBSTANCES.

ANY PREVIOUS EVICTION FILINGS, LANDLORD COLLECTIONS, LIENS, AND/OR OPEN BANKRUPTCIES WITHIN THE PAST 7 YEARS

WE RESERVE THE RIGHT TO REQUIRE FURTHER DOCUMENTATION FOR ANY QUESTIONABLE RESULTS.
- ❖ FOR OTHER FELONY CONVICTIONS, WE WILL CONDUCT INDIVIDUALIZED ASSESSMENTS THAT TAKE INTO ACCOUNT MITIGATING FACTORS, SUCH AS FACTS AND CIRCUMSTANCES SURROUNDING THE CRIMINAL CONDUCT, AGE AT TIME OF CONDUCT, EVIDENCE OF GOOD TENANCY BEFORE AND AFTER CONDUCT, NATURE AND SEVERITY OF CONVICTION AND THE AMOUNT OF TIME THAT HAS PASSED SINCE THE CONVICTION. CRIMINAL HISTORY WHICH INDICATES THAT AN APPLICANT'S TENANCY WOULD CONSTITUTE A DIRECT THREAT TO THE HEALTH OR SAFETY OF OTHER INDIVIDUALS OR WHOSE TENANCY COULD RESULT IN SUBSTANTIAL PHYSICAL DAMAGE TO THE PROPERTY OF THE OWNER OR OTHERS MAY RESULT IN REJECTION OF THE APPLICATION."
- ❖ A MINIMUM OF TWO YEARS RESIDENTIAL RENTAL OR OWNERSHIP HISTORY IS REQUIRED. PREVIOUS RENTAL HISTORY IS HEAVILY CONSIDERED. LANDLORD VERIFICATIONS MUST REFLECT TIMELY PAYMENT, ENOUGH NOTICE OF INTENT TO VACATE, NO COMPLAINTS, NO UNPAID NSF CHECKS, AND NO DAMAGE TO THE UNIT OR FAILURE TO LEAVE THE PROPERTY CLEAN AT TIME OF VACANCY.

- ❖ PETS MAY BE ALLOWED BASED UPON THE OWNER'S PREFERENCES AND WITH APPROVAL. A NON-REFUNDABLE PET FEE OF \$250.00 PER PET WILL BE REQUIRED, AS WELL AS A COMPLETED PET APPLICATION FOR EACH PET. THE COST FOR THIS IS \$25 FOR THE FIRST PET AND \$20 FOR EACH ADDITIONAL PET AND IS CONDUCTED THROUGH PETSSCREENING.COM. AN ADDITIONAL SECURITY DEPOSIT MAY BE REQUIRED. MEDICALLY NECESSARY ANIMALS FOR THE BENEFIT OF THE OCCUPANT(S) ARE PERMITTED WITH VALID DOCUMENTATION FROM MEDICAL OR MENTAL HEALTHCARE PROVIDER. FEES AND DEPOSITS ARE WAIVED FOR MEDICALLY NECESSARY ANIMALS.
- ❖ APPLICANTS WILL BE REQUIRED TO PAY A SECURITY DEPOSIT PRIOR TO 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 BASED UPON YOUR TENANT SCREENING RESULTS.
- ❖ THE NUMBER OF OCCUPANTS MUST BE IN COMPLIANCE WITH HUD STANDARDS/GUIDELINES FOR THE APPLIED FOR UNIT.
- ❖ WE REQUIRE A BINDER DEPOSIT TO BE COLLECTED TO HOLD A PROPERTY OFF THE MARKET. IN THE EVENT THAT THE APPLICATION IS APPROVED, AND APPLICANT FAILS TO ENTER INTO A LEASE, THE APPLICANT SHALL FORFEIT THIS DEPOSIT. IN THE EVENT THE APPLICATION IS APPROVED, THIS DEPOSIT SHALL BE APPLIED TO THE REQUIRED SECURITY DEPOSIT.
- ❖ ANY EXCEPTIONS TO OUR COMPANY'S CRITERIA WILL NEED TO BE SUBMITTED IN WRITING TO THE RENTAL AGENT FOR PRESENTATION TO THE LANDLORD FOR CONSIDERATION. IF APPROVAL IS THEN GIVEN FOR SUCH EXCEPTIONS, ADDITIONAL SECURITY, CO-SIGNERS, AND/OR ADDITIONAL ADVANCE RENT PAYMENTS MAY BE REQUIRED. YOUR SELECTION WILL BE BASED ON YOUR OVERALL APPLICATION SCORE(S).
- ❖ APPLICANTS WILL BE REQUIRED TO PAY A ONE-TIME TENANT SET-UP FEE, PER HOUSEHOLD (NOT PER TENANT) OF \$100.00 WITH MOVE-IN FUNDS. THIS FEE IS PER HOUSEHOLD AND COVERS TENANT PORTAL CONFIGURATION, LEASE ORDERING EXPENSES, AND AN EXTENSIVE MOVE-IN INSPECTION.