



General Qualifying Criteria

IMPORTANT:

Applicant is **STRONGLY** encouraged to view the Property prior to submitting any application. Landlord makes no express or implied warranties as to the Property's condition. If Applicant requests Landlord to consider any repairs or treatments, Applicant should contact the property manager **PRIOR TO APPLYING** to negotiate any potential repairs should Applicant and Landlord enter into a lease.

RENTAL HISTORY:

Two years of verifiable mortgage or rental history is required. Rental history must be with a management company or unbiased landlord. (family and friends do not count as an unbiased landlord) Applicants must have an acceptable payment history with no evictions, lease violations, or any type of past due balances. Previous evictions and/or unpaid balances to a landlord is an automatic denial.

INCOME REQUIREMENTS:

Applicant's combined gross monthly income must be equal or greater than Three Times (3x) the monthly rent. Proof of income is required. Acceptable forms of proof of income include the following: Two (2) of your most recent paycheck stubs, or if you are self-employed, last year's tax returns along with three of your most recent bank statements. If you are starting a new job, a copy of an offer letter with your start date and salary may be acceptable.

CREDIT REQUIREMENTS:

A credit check will be performed on each applicant over 18 years of age. Outstanding bad debts, bankruptcies, excessive collections, and/or outstanding debt to a property management company or landlord may result in a denial.

CRIMINAL BACKGROUND REQUIREMENTS:

Criminal Conviction Criteria - We abide by principles of equal opportunity, and welcome all responsible renters into our homes. Upon receipt of the rental applications and screening fee, the landlord will search public records to determine whether the applicant or any proposed tenant has been convicted of, or pled guilty to or no-contest to, any crime. Your application will be subject to denial if our search establishes the following:

- (a) A conviction, guilt plea or no-contest plea, ever for any child sex crimes; or
- (b) A conviction, guilty plea, or no-contest plea, within the last seven years for any felony involving serious injury, kidnapping, death, arson, rape, sex crimes, or drug-related offenses (sale, manufacture, delivery, or possession with the intent to distribute) class A felony burglary or class A felony robbery; or
- (c) A conviction, guilty plea, or no-contest plea within the last seven years for any other felony charges not addressed in (b) above; or
- (d) A conviction, guilty plea, or no-contest plea, within the last seven years for any misdemeanor or gross misdemeanor involving assault, intimidation, sex-related, drug-related (sale, manufacture, delivery or possession) property damage or weapons charges; or
- (e) A conviction, guilty plea, or no-contest plea, within the last two years for any class B or C misdemeanor in the above categories or any misdemeanors involving criminal trespass, theft, dishonesty, or prostitution.
- (f) A multiple offender

Pending charges or outstanding warrants for any of the above will result in a suspension of the application process until the charges are resolved. Upon resolution, if an appropriate unit is still available, the processing of the application will be completed. The property will not be held, awaiting the resolution of pending charges.

CO-SIGNER/GUARANTOR REQUIREMENTS

All co-signers/guarantors must independently satisfy the credit, criminal background, and rental history criteria outlined above. In addition, co-signers/guarantors must demonstrate verifiable gross monthly income equal to at least six (6) times the monthly rent.

This higher income requirement is intended to ensure the co-signer/guarantor has sufficient financial capacity to meet their own financial obligations while also assuming full responsibility for the lease in the event the applicant fails to perform under the terms of the lease agreement.

Co-signers/guarantors must complete a separate application and provide all required supporting documentation for income and identity verification.

PETS:

Pets are allowed on most properties. We do not allow aggressive breeds, such as Pit Bulls, Rottweiler, Dobermans, etc. All animals must be at least 1 year of age, and their vaccinations must be current. Owner reserves the right to deny any pet, so check with the leasing agent prior to submitting an application. All pets are subject to an individual pet deposit and pet interview. An application for each pet must be completed via [Our Pet Policy](#). The code: **MABIIA** will be required when you begin your application.

If we are unable to verify any part of the above qualifications within 3 business days from the date of application submittal, the application may be rejected and only the application fees are nonrefundable.

Legacy Oak Realty does business in accordance with the federal, state, and local guidelines and does not knowingly discriminate against any person because of race, color, national origin, religion, familial status, mental or physical disability, status as a student, sexual orientation, or age.

