

The following criteria applies to all occupants of the home. All occupants over 18 years old must fill out an application. We recognize that every situation is unique and every effort will be made to consider all prospective tenants. If you feel like you would make an excellent tenant for one of our properties but you do not qualify based on this published criteria, please reach out to our office and we will talk about your situation. We may ask for a letter of explanation regarding the specific issue, as well as require an additional security deposit for higher risk tenants.

Identification - Applicants must provide;

- Valid, current government issued photo identification. Examples would be a Driver's License or Government ID. Applicants will be required to provide a copy of their Social Security Card and/or tax statement from the previous year upon request.

Income Requirements – Applicant may be denied for:

- Lack of proof of income
- Monthly household gross income from all applicants that is less than 3 times the stated monthly rental amount
- Ability to pay all deposits and rent in full, before move in
- Having been at their current job for less than 6 months
- Applicants who are self employed/independent contractors must provide current 3 bank statements showing sufficient regular deposits

Employment History – Applicant may be denied for:

- Employment for less than 12 months with current employer
- Unverifiable employment

Credit History – Applicant may be denied for:

- Unverifiable Social Security number
- Credit score below 600
- Open bankruptcy
- Bankruptcy dismissed or discharged within the past 3 years
- Judgment or collection for unpaid rent
- Judgment or collection for damage to rental unit
- Foreclosure in the past 3 years
- Past due mortgage
- Tax lien

Criminal

- Landlord will review all criminal records on a case-by-case basis considering the nature and severity of the criminal conviction and the amount of time that has passed since the criminal activity
- Felony convictions may result in denial

Eviction and Judgment – Applicant may be denied for:

- Eviction filed in the past 3 years
- Judgment or collection for unpaid rent
- Judgment or collection for damage to rental unit

Rental History – Applicant may be denied for:

- Unverifiable rental history for a period of at least 2 years
- Unfulfilled lease obligation(s)
- Current or past balance owing for deposit, rent, fees or damages
- Eviction pending
- 3 or more late payments within a 12 month period
- 3 or more NSF checks within a 12 month period
- 3 or more complaints within a 12 month period
- Unauthorized pet(s)
- Unauthorized occupant(s)
- Damage to unit or property

Roommates - Applicant may be denied for;

- Having more than 3 adults per single family dwelling or more than 2 occupants per bedroom

Pets - Must pass our screening at <https://www.petscreening.com/referral/XyiCabyRlcLq>

- Pets may be denied if they are less than 1 years old. Please see our full list of restricted breeds and other requirements at smartpadmanagemetn.com/tenants

Additional Remarks

Co-signer requirements: If the applicant's income or rental history are not sufficient, we may allow a cosigner, who will need to meet the rental criteria, and we may require a higher deposit.

Backup applications: We do accept backup applications on a case by case basis. We will not process the screening portion until the first application has failed. If the first application is approved, then your application fee (less \$15 for processing) will be refunded.

Renting properties sight unseen: We may rent properties sight unseen under certain circumstances. Deposits are non refundable.

Property Specific Requirements: Sometimes, individual property owners place additional requirements on their properties, such as an additional pet requirements, or others. Please see the specific property listing for further details.