



Rental Criteria

We are pleased that you have decided to apply for one of our properties. Before the screening process can begin, please be sure that your rental application is complete with accurate information listing all contact information for us to obtain your previous rental history. **All questions must be answered and all parties must sign the criteria along with pages 3 and 4.** All applicants must provide proof of a valid social security number and permanent residency. Anyone who is in the United States on a tourist, student, or work visa is not eligible to submit a rental application.

The following must be attached to your completed rental application or your application will not be processed.

- _____ Copy of valid state/government issued I.D.
- _____ \$50.00 Application fee attached (money order, cashier's check or cash only)
- _____ Proof of income attached (one month check stubs or last 2 years tax returns if self-employed).
- _____ A photo of any animals intending to reside at the property.

Parker Douglas Realty, Inc. screens all rental applications for the following information:

Income – The combined household income must be at least 3 times the monthly rental rate of the property you are applying for. Your proof of income such as paycheck stub is the most common proof. Please ask your leasing consultant for alternative methods if you are not paid by check. If self-employed, please provide your last two (2) years tax return. **Roommates must qualify separately** (in a roommate situation, at least one applicant must make three (3) times the monthly rent).

Credit – Your credit history for the past 2 years will be evaluated and compared to the information you provide to us on the rental application. Negative credit due to medical expenses is not necessarily grounds for denial as long as you have disclosed that information to us on the rental application. **A debt owed to a previous landlord or a utility company is grounds for an automatic denial.**

Check Writing History – If negative check writing history is on your rental application and on the screening report, you will be required to pay your rent with certified funds or money orders.

Rental History – You must have 2 years verifiable rental history. Management has the right to deny any applicants with a prior unfulfilled or broken rental contract.

Eviction Record – **An eviction on your record is grounds for an automatic denial.**

Criminal History – **Management reserves the right to deny an applicant with a felony conviction or indictment. Misdemeanor convictions, current indictments or pending charges for drug related crimes, sex related crimes, crimes against children, prostitution or crimes against persons and/or property may also be denied.**

Pets – In units where pets are allowed, there is a two-pet limit. The pet deposit is \$450.00 per pet with half of that non-refundable per pet. **Breed restrictions apply.** Including, but not limited to, pit bull, rottweilers, chows, German shepherds, Siberian huskies, Staffordshire terriers, Doberman pinchers, presa canario bulldog, akitas, wolf hybrids as well as any dog with an aggressive or bite history.



Lease Guarantor/Cosigner (if needed) – A Guarantor/Cosigner must meet all the above requirements with a verifiable income of at **least 5 times** the amount of the monthly rental rate of the property you are applying for.

Upon Approval – A deposit must be paid within 1 business day in the form of a money order or cashier's check. A deposit hold form will need to be signed as well at the same time. The deposit is non-refundable should you choose to cancel prior move in. Applicant(s) will need to take possession of the property within 14 days of approval. The lease must be signed and the remaining monies owed must be paid at least 2 days prior to move in date in order to get the utilities transferred into your name by the date you take possession.

I have read and understand that a credit check, criminal check, verification of landlord(s), employment history and other verification necessary will be made to determine eligibility.

Applicant

Date

PARKER DOUGLAS REALTY DOES BUSINESS IN ACCORDANCE WITH THE FAIR HOUSING ACT, AND DOES NOT DISCRIMINATE ON THE BASIS OF SEX, SEXUAL ORIENTATION, MARITAL STATUS, RACE, CREED, RELIGION, AGE, FAMILIAL STATUS, DISABILITY, COLOR, NATIONAL ORIGIN, OR ANY OTHER PROTECTED CLASSES. PARKER DOUGLAS REALTY IS THE MANAGING AGENT FOR MULTIPLE OWNERS; THEREFORE, POLICIES FOR EACH PROPERTY MAY VARY DEPENDING ON THE INDIVIDUAL OWNER.