



DAVILA Real Estate Solutions LLC

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QUALIFYING CRITERIA TO RENT DWELLING

Property Address _____

DAVILA Real Estate Solutions LLC/Property Management is the exclusive agent and representative of the Property Owner and does not in any respect have any fiduciary or agency responsibility to Applicant. All Federal, State and Local laws are followed and each application is processed in accordance with the applicable laws and the Federal Fair Housing Act. It is our policy to actively pursue and offer equal housing for all persons regardless of race, color, religion, sex, national origin, handicap or familial status.

All applicants must meet the following qualifying criteria:

1. All persons leasing a rental dwelling must be of legal age to sign a contract. Each non-married prospective applicant 18 yrs. of age or older must complete a separate application and pay a \$30.00 non-refundable application fee. This fee is used to pay for access to information to include: credit history, current/past tenant history, employment verification and criminal background history. Each application must be complete, signed and application fee paid before being processed.
2. Applications are processed in the order received. A \$400.00 holding fee is required upon submission of application. Without submitting the required holding fee prospective backup applications will continue to be accepted until an approved applicant has paid the required holding deposit and application fee.
3. A copy of each applicant 18 yrs of age or older current driver's license, or other photo ID is required and become part of the completed application. **Expired ID will not be accepted.**
4. RENTAL HISTORY: Applicant must have good landlord references for six months or more within the last twelve months. Homeowners who have just sold their house must include the mortgage company name, payment amount, and length of residency. Active duty military is exempt from this requirement. Relatives are not acceptable as rental references.
5. The gross income/rent ratio used to qualify applicants is **3 to 1**.

