



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**.

6. In the event that applicants apply for a rental as roommates, each applicant must meet these qualifying standards individually. The income/rent ration for roommates is **2 to 1**.
7. Applicants must have verifiable employment of at least 6 months or at least 2 years with prior employer.
8. Retired or self-employed applicants must provide financial statements that reflect an income/rent ration to **3 to 1**.
9. All applicants must have a favorable credit rating. A credit rating of less than a **625 FICO** score will not be accepted. Applicants will not be accepted at all for the following derogatory credit records: repossession, bankruptcy, monies owed to a landlord, eviction within the last **2** years.
10. No applicant convicted of the following crimes within the previous 10 years will be accepted for residency: Drug related crimes, armed burglary, arson, rape, child molestation, sex offender, spousal abuse, murder or any crime of a violent nature.
11. Maximum Occupancy per dwelling is based on two persons per bedroom: One Bedroom = 2 persons, Two Bedroom = 4 persons, Three Bedroom = 6 persons, Four bedroom = 8 persons.
12. Pet Regulations: Does not apply to assisted animals. Total number of pet's allowed_____. Dogs: the following breeds will not be accepted: Pit bulls, Rottweiler's, Dobermans. Cats must be declawed and neutered.
13. In the event that any of the above qualifying criteria is lacking in the area of the following: Amount of income, length of time with current employer or credit score, the manager may at their discretion request additional deposits and/or fees or a co-signer as a condition for acceptance. Co-signers must meet all these qualifying criteria and a signor on the lease.
14. If the lease agreement is terminated prior to its expiration date by the tenant a releasing fee of \$350 will be charged to the tenant, only exception are Military Orders for change of permanent station.

Tenant Signature

Date

Tenant Signature

Date

Signature Property Manager

Date