



Required Rental Criteria

The following criteria will be used as a basis for the approval of your application for tenancy. You'll need to meet the following standards to qualify for one of our rentals. All applicants are judged on the same standards, one person or family at a time, on a first-come, first-served basis. All vacancies will be filled by the first qualified applicant.

- **\$25 NON-REFUNDABLE APPLICATION FEE** - Each applicant is required to pay an application fee to cover the expenses associated with the reports we obtain as part of the approval process. Cosigners are subject to the same rental criteria and screening.
- **IDENTIFICATION** – All applicants over the age of 18 are required to provide a copy of their driver's license. All applicants must be of legal status to reside in the United States.
- **EMPLOYMENT REQUIREMENTS** – Employment will be verified. At a minimum, employment history should reflect three consecutive months with current employer, and at least six months at previous employment. Students or recent graduates must provide proof of enrollment or graduation.
- **STUDENTS** – Full time students (not working) can qualify with written verification of financial aid, parental support, scholarships, and/or supplemental savings.
- **INCOME REQUIREMENTS** – The monthly rental rate should not exceed 40% of the combined total income of all applicants. Those who do not meet the income and employment requirements must provide a cosigner and/or savings account statement showing a satisfactory balance of funds.
- **RENTAL HISTORY** – Applicants must provide the name, address, contact information, and dates of tenancy for previous landlords for a period of two to six years. Prospective tenants will need to have good review from their previous landlord(s). An immediate denial will occur for any of the following reasons; previous eviction, defaults on lease agreements, untimely rental payments, false or misleading application information, or outstanding balances owed to any other property owner or management company.

- **PERSONAL REFERENCES** – Applicants will be required to provide the name and contact information of two UNRELATED personal references on the application.
- **CREDIT HISTORY** – Credit scores will need to be 550 or higher and must reflect that all accounts are discharged or current. Applicants with negative credit history may still apply but a co-signer may be required and/or a last months rent will be collected in advance.
- **CRIMINAL HISTORY** – Your application will be rejected if you have ever been convicted of any type of crime that would be considered a threat to the rental property, other residents, or neighbors. No violent, sexual, or fraud related criminal history will be approved.
- **SECURITY DEPOSIT** – The security deposit is equal to one months rent and will be collected at the time of lease signing. Home Basics Real Estate cannot accept installment payments on the security deposit.

We thank you for your application and consideration of one of our properties. We appreciate and value your time and look forward to serving all of your housing needs. We regard you as an important customer and are grateful for the opportunity to assist you in your endeavors to find quality, affordable housing for you and your family.

Home Basics Real Estate supports, and is committed to equal housing opportunity. We do not discriminate against anyone on the basis of race, color, religion, sex, disability, familial status, national origin, or source of income.

