

## **RENTAL APPLICATION CRITERIA**

We are excited you are interested in applying for a home we manage. This page contains information about our rental application process, criteria and the link to our secure rental application.

Our rental applications are online. Once you provide your name, phone number & email, we will email and text you the rental application.

**Fair Housing Statement:** Rise Rental Management conducts all business in accordance with Federal Fair Housing Law, as well as local and state laws. We are a fair housing provider. We do not discriminate against persons on the basis of race, color, religion, national origin, sex, familial status or handicap/disability.

Applications are good for 60 days from the date submitted. It applies to all our rentals. Please take the time to review the rental criteria and standards below before submitting an application.

### **RENTAL APPLICATION CRITERIA**

#### **Application Requirements:**

Your application must be filled out completely and accurately. An incomplete application may be rejected. Any misstatements or omissions made on your application may be grounds for denial or termination of the lease. If the information given on the application cannot be verified, this is a reason for denial. All information must be legible and verifiable.

#### **Identification:**

Every Person 18 and over that will reside in the property MUST fill out an application and provide a government-issued photo ID & Social Security Card or ITIN

#### **Rental History:**

The refusal of a prior landlord to give a reference or a negative reference may be grounds for denial, and unlawful detainers or evictions may be a basis for denial. However, neither is an automatic denial.

#### **Credit and Credit History:**

We DO NOT have a minimum credit score we require. Missed payments, high debt to income ratio, past debt, outstanding debt, third party collections and judgments may be a reason for denial.

#### **Criminal History:**

An application may not be approved if the applicant has a felonious criminal history; factors considered are the type of crime, when it occurred, number of convictions, etc. However, neither is an automatic denial.

#### **Income/Employment History:**

The income requirement is a household income three (3) times the monthly amount of rent in Gross Monthly income to qualify. To be counted as household income, amounts must be verifiable.

Income can be verified through check stubs, bank statements. Child support, alimony, TANF, Social Security DOES qualify as income with the appropriate documentation.

Unemployment, Tax returns, W-2's, 1099's **DO NOT** qualify.

**Occupancy:** Refer to local zoning requirements.

**NO Smoking Policy:**

There is NO SMOKING allowed inside any of our properties no exceptions. Some properties may have a designated outside area.

Alternative Criteria: If you do not meet all of the above criteria, your application may be reconsidered with other options such as additional security deposit, last month's rent or a co-signor.

Rental Application The online application is processed through our secure management software.

Supporting documents can be uploaded to your application. Support documents include, but additional information may be required:

- Driver's license photo, State ID or other government-issued photo identification
- Social Security Cards or ITINS
- Two most recent paystubs, bank statements etc..
- If you are changing jobs, we need the offer letter from the new employer.
- If you are self-employed, bank statements are accepted.
- Pictures of all pets.