ERA PROPERTY MANAGEMENT RENTAL CRITERIA

The following are standards that will be used to judge your application for tenancy. You must meet the following standards to qualify for a rental with our company. Applicants are judged on the same standards, one person or family at a time, on a first come-first served basis.

ONCE AN APPLICATION IS APPROVED, you will be notified by our office and given until the end of the following business day to complete a security deposit contract and make payment of a minimum of 50% of the security deposit *OR* make arrangements to do so with the office.

- $40 NON-REFUNDABLE APPLICATION FEE (FIRST APPLICANT) / $30 NON-REFUNDABLE APPLICATION FEE FOR EACH ADDITIONAL APPLICANT – Each applicant/co-signer/tenant is required to pay an application fee. Co-signers for applications are subject to the same rental criteria.

- IDENTIFICATION – All applicants over the age of 18 must provide current photo identification at the time of application.

- EMPLOYMENT REQUIREMENTS – Employment will be verified. Please provide recent copies of last three months of pay stubs for each applicant. At a minimum, employment history should reflect six months with current employer and/or six months with previous employer.

- INCOME REQUIREMENTS – The combined gross income of all persons living in the rental should be three times the monthly rental rate. Applicants that do not meet the above employment or income requirements must provide a co-signer.

- RENTAL HISTORY – Applicants must provide name, address and dates of tenancy for previous landlords for one year. An application will not be approved if there are any previous evictions, defaults in lease agreements, untimely rental payments, or outstanding balances owed to another rental company.

- CREDIT HISTORY – Your credit must reflect that all accounts are current. Application for tenancy will be denied if you have filed bankruptcy within the last 18 months. Any bankruptcy must have been discharged at least one year from the date of application. All collections accounts must show as being paid in full. Applicants with past due accounts and collections can qualify after verification that attempt is being made to pay past due balances.

- CRIMINAL HISTORY – Your application will be rejected if you have been convicted for any type of crime that would be considered a serious threat to the rental property and/or other residents or neighbors.

- STUDENTS – Full-time students can qualify with written verification of financial aid, parental support or scholarships. Applicants who do not have at least two years of verifiable rental history must have a qualified co-signer and/or may be required to pay a higher security deposit. A qualified co-signer must live within the State of Utah, provide an application, and have sufficient credit standing to qualify as a renter.
- MAXIMUM OCCUPANCY: Follow the state regulated guidelines of no more than two occupants per bedroom in the home, plus one additional renter.

ERA Property Management is committed to equal housing opportunity. We do not discriminate against anyone on the basis of race, color, religion, sex, sexual orientation, disability, family status, national origin, or source of income.

ERA PROPERTY MANAGEMENT
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