

We have a duty to our property owners to lease their properties to tenants that are financially responsible, credit-worthy and will care for the property. We have a thorough screening process to help us fulfill this obligation. A separate application and credit fee are required of each resident 18 years of age and older. Our rental criteria include the following:

- Gross income must generally be 2½-3 times the monthly rent. All income must be verified with recent paycheck stubs, or in the case of self-employed, prior two years tax returns and last three months bank statements. Other income will be verified using acceptable documentation. Unverifiable income will not be considered.
- Two years of employment history is required with a minimum of one year on the current job or no more than two employers in the last two years. Exceptions are considered on a case-by-case basis with an acceptable explanation and strong offsetting factors.
- Credit report must contain at least one year of credit history and two trade lines. Stronger credit files may be required for premium properties. No open delinquency, no judgments, liens, repossessions, etc. Any derogatory items must be fully and satisfactorily explained, isolated in nature, and completely resolved.
- Tenants with prior evictions will not be accepted. A positive landlord reports for the last two years of tenancy is required. Positive reports include prompt rent payment, no damage to the property, no serious complaints or issues, and proper notice upon leaving.
- Three personal references, including one that can be used as an emergency contact, is required.
- Applicants lease start date is a determining factor. We look to fill vacancies as close as possible to the property's availability date.
- Integrity Plus Property Management reserves the right to limit the number of vehicles, including R. V.s, boats, and trucks, to what can be reasonably accommodated at the property.
- Incomplete applications will delay processing.
- Falsification of information on the application will result in denial.

Exceptions to the above will be considered on a case-by-case basis with strong offsetting factors and solely at the discretion of Integrity Plus Property Management and the property owner. If an application does not completely satisfy all the requirements but has sufficient explanations and offsetting factors, it may be presented to the property owner for approval.

