

## PROSPECT QUALIFYING CRITERIA

### PLEASE READ THIS ENTIRE PAGE CAREFULLY

**There is a \$50.00 non-refundable application fee per adult in the home.**

**A \$75.00 Non-refundable admin fee is due with security deposit.**

**Application:** A complete and accurate application is required of all prospective residents and possible co-signer(s). No falsification or omission of information on application will be accepted.

**Income:** Must have verifiable source of income of at least 2.5 times the monthly rental amount. To verify income, applicants may provide the last 2 pay slips or last 3 bank statements.

**Rental History:** Applicants must provide one (1) full year of unbiased and current landlord information including verification of phone numbers. Failure to provide correct landlord information (including telephone numbers) will fail the application. **Past evictions cannot be within 3 years. Owing any company money, no matter the time frame, can be grounds for denial of the application.**

**Employment History:** Applicants must provide one full year of current employment information or source of income information including verification telephone and fax numbers. Failure to provide correct employment information including telephone numbers will fail application.

**Credit history:** Credit score below 550 will require a co-signer. (Co-signer if needed must have a score of 700 or above.) Co-signer will be considered if income or credit score does not meet mentioned criteria.

**Co-signer does NOT guarantee approval of the application.** Applications are assessed for credit and criminal by Experian 701 Experian Parkway- PO Box 2202 Allen, TX 75013. 1-888-397-3742.

**Criminal History:** May be accepted upon managers approval. Absolutely, no sex offenders or Arson offenders will be considered. **Any and all convictions are ground for denial of application.**

**Residency:** United States residency is not required; however, a valid US State or valid Country identification card is required as well as a Social Security Card.

**Equal Housing:** No discrimination based on race, color, sex, age, familial status, disability, religion, sexual orientation or national origin about housing is the comprehensive policy of this Company and its employees.

**Occupancy:** No more than 2 people per bedroom

**Pets:** Properties that are under our management, some will not allow pets, whereas others will. Pet approval is based solely on Owner Approval, with an additional \$200 per pet deposit. A Maximum of 2 (two) pets per unit/home. Cats must be indoor cats only. Certain breeds WILL require additional pet insurance. You may be required to provide proof of your pet through a photograph and/or a letter from your vet.

After the property manager has approved the application, the prospective resident(s) must bring in the security deposit immediately, with certified funds to secure the property and remove it from the market. ***Prospective must also turn over all utilities and provide Werth Realty of renter's insurance which is required on ALL units/homes.*** These funds are considered non-refundable if the applicant(s) decide(s) not to rent the property. Failure to provide us with the security deposit will result in the property to remain on the market, and Werth Realty L.L.C. will continue promoting and accepting applications.

If applicant(s) decide to apply for the property without viewing the interior (as required by management) they **understand that the \$50 application per application (fee) is non-refundable.**

**WERTH REALTY 5872 E PIMA ST Ste B Tucson, AZ 85712 OFFICE: 520-319-0753 FAX: 520-327-8720**

I/We have read the above information and understand all listed above.

X\_\_\_\_\_

Signature

Signature

Date