

Rental Requirements:

We look at four criteria areas for consideration of rental application approvals:

1. Credit

- a. Have Experian score of 600 or greater out of a possible 800.

400-500 Poor	600-700 Good
500-600 Fair	700-800 Excellent
- b. Have no accounts in poor standing. Reasons include:
“Account seriously past due date/account assigned to attorney, collection agency, or credit grantor’s internal collection department.”
“Unpaid balance reported as a loss by credit grantor.”
- c. Have no unpaid liens, judgments or collections.

2. Rental History

- a. Landlord comments will be considered. We will be looking for timely payment history, condition of your rental home during occupancy and at move-out, and if there were any damages, including occupant-created problems and compliance of lease terms. If your previous Landlord would not rent to you again, likely we will not approve your application.
- b. If you have only lived with your parents, we may not be able to accept your application.

3. Employment

- a. You must show income is at least **three (3)** times the monthly rent. Married couple’s combined income is considered. This information must be verifiable.

4. Background Check

- a. Please be honest about your criminal history. Everyone makes mistakes. Those that are upfront and honest with us are more likely to be approved than those who withhold background criminal information.

NOTE: We have the right to refuse any prospective occupant for any reason.

Non-Refundable Fees

Cash, Certified Check, or Money Order // Credit Cards are accepted online at:
www.dougshorter.com

Single Applicant Fee : \$60.00	Married Couple Applicant : \$80.00
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Post-Move-In Additional Occupant Fee (per DSPM approval): \$20.00

NOTE: Additional deposits may be accepted if these requirements are not met. We also consider payment of rents in advance.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____