

Resident Selection Criteria

The following is the Resident Selection Criteria of Anthony Morris- operating RentABetterHome.com (Landlord). It may be revised, modified, or updated from time to time by Landlord at Landlord's sole discretion. All applicants must read and agree with this criteria prior to starting an application. Failure to understand and meet these qualifications may result in denial of your application and loss of fees paid for background checks.

Application and Notification

- An application must be completed for each occupant 18 years of age or older, and any occupants under the age of 18 **and** deemed an adult under applicable law.
- Applicants that have read and meet the tenant screening criteria may start the application process by completing a free application at the online service avail.co.
- Applications will be processed in order of application. Applications that are "in line" will not be processed while another application is under review. Only one application at a time will be considered and processed.
- If applications are being actively processed, requests for additional information must be responded to within 3 days unless more time is granted. Failure to respond in a timely manner may cause the application to be denied if more candidates are in the application line.
- All Applicants are required to present a valid government-issued identification. Except as otherwise prohibited by applicable law, non-U.S. citizen Applicants may be required to present additional documentation evidencing Applicant's right to live in the United States through the end of the lease term.
- An application does not constitute a lease agreement or offer to lease. No lease shall exist unless and until Landlord and Applicant execute a lease agreement and Applicant pays all required funds.
- Falsification of any information on an application may result in Applicant's automatic denial.
- No fees paid during the application process (this only involves TransUnion SmartMove) will be refunded by the landlord. No application fees were received by the landlord and therefore will not be refunded.
- The first Applicant to complete and submit the application and pass the verification process, and pay all required deposits will be accepted.
- Notifications of acceptance or denial will be made by email to the email address provided on your Application. Denials will include information regarding the credit and background check provider.

Equal Housing

- Landlord and Landlord's agents are committed to providing equal housing opportunities to all Applicants regardless of race, color, religion, national origin, sex, handicap, family status, or other protected class status under applicable law.

Website

- Home details on Landlord's website at RentABetterHome.com are offered for illustrative purposes only. Actual home details may vary. Applicant should verify all information and property condition before lease execution.

RESIDENT QUALIFICATION CRITERIA

1. Occupancy Guidelines

- The maximum occupancy is two (2) persons per bedroom.

2. Age

- Applicants must be 18 years of age or older, unless deemed an adult under applicable law.

3. Credit

- The Landlord uses [Transunion SmartMove](#) to verify creditworthiness and suitability to be an accepted tenant.
- Applicant may be denied if a 580 credit score cannot be obtained.
- Open bankruptcies will result in an automatic denial of your application.
- Some credit results may require further verification.

4. Income

- The combined household income must be greater than two and one half (2.5x) times the monthly rent.
- If a household has more than three (3) Applicants, Landlord will use **only** the two (2) highest incomes in calculating the combined household income.
- Employed applicants will be asked to produce pay stubs for the past four (4), consecutive weeks.
- Additional legal sources of verifiable income may be accepted. Examples include social security, child support, disability, retirement, bank statements, and any other legal, verifiable income. Applicant must provide three (3) consecutive months of bank statements if an additional source of income cannot be confirmed from its source.
- Applicants starting a new job may be required to provide an Offer Letter on employer letterhead confirming start date and compensation terms.
- In instances where sufficient income requirements cannot be met, Landlord may elect to accept pre-paid rent or a Guarantor.

- o Some income results may require further verification.

5. Guarantor

- o A single guarantor may be allowed if all residents in the property are full-time students.
- o Guarantors will also be subject to the TransUnion SmartMove screening check.
- o Landlord allows only one Guarantor per household.
- o A Guarantor is subject to the same qualification requirements as an Applicant but must have an income of four (4.0) times the monthly rent.
- o A Guarantor will be required to sign the lease.

6. Rental History

- o Previous rental history will be reviewed and no negative rental history will be accepted. Negative rental history is determined by: Failure to pay rent timely and/or evictions filed within the three years, damages in amounts exceeding \$1,000, repeated disturbances not related to circumstances protected under Victims of Abuse Women's Act, prior management references describing reports of drug dealing or manufacturing, gambling, or prostitution on the premises.
- o Prior evictions may result in an automatic denial of your application.
- o Applicant may be denied for an outstanding debt or judgment to any prior landlord.

7. Criminal History

- o A criminal background check will be completed for each applicant.
- o In evaluating an Applicant's criminal history, Landlord will conduct an assessment of the risk to persons or property posed by an Applicant that may consider: (1) the type of crime; (2) the severity of the crime; (3) the facts or circumstances surrounding the crime; (4) the length of time that has passed since the crime; (5) the age of the Applicant at the time of the crime; and (6) evidence of rehabilitation efforts.
- o Convictions for the manufacture or distribution of a controlled substance will result in an automatic denial of the application.
- o Felony convictions for violent crimes, sex crimes, or property damage exceeding \$1000 will result in denial of the application.
- o Landlord will not deny an applicant solely on the basis of arrests or pending criminal actions.
- o Denied Applicants may petition Landlord for reconsideration by providing additional information to assist Landlord in its review of criminal history.

8. Pets

- o The standard lease does not allow pets. However, they may be approved after pet interview and acceptance of a pet addendum in addition to the standard lease.

- o Pets exceeding 65 pounds are not permitted without Landlord's prior written approval. Certain dog breeds are not permitted, including Pit Bulls, Staffordshire Terriers, Rottweilers, German Shepherds, Chow Chows, Doberman Pinschers, Akitas, Wolf-hybrids or any mix containing one of these breeds.
- o Pet fees, pet rent, and/or deposits may be charged.
- o Assistive animals for persons with disabilities are not considered to be pets and are not subject to the above pet restrictions. Assistive animals require Landlord's advance written approval.
- o Livestock or poisonous, or exotic animals are not permitted.
- o Aquariums may be permitted, subject to a 20-gallon maximum with Landlord's prior written approval.

9. Vehicles

- o No more than four (4) vehicles are permitted.
- o All vehicles must park in the driveway or carport.
- o Vehicles must be operational and have current registrations.

10. Renter's Insurance

- o Landlord REQUIRES that residents obtain renter's insurance for casualties such as fire, flood, water damage, theft, and general liability. Renter's insurance should have a minimum of \$100,000 of liability coverage with Landlord identified as an Additional Insured (or other appropriate designation as available).

All applicants must understand and accept these qualifying standards and truthfully answer all application and verification questions. Any falsification of Rental Application information will lead to denial of rental. Ability to verify this information is limited to the information made available by the agencies and services used.