

Applicant Qualification Criteria for Renting from Travis Abel & Associates Real Estate: (Please Read Carefully)

Before completing an application, please review our list of criteria. If you feel you meet the criteria, please apply – because we would be happy to rent to you. Also if you have any questions or concerns, feel free to ask.

1. A completed and signed application from all proposed occupants 18 years of age and older must be submitted. ALL LINES MUST BE FILLED IN. Incorrect or misinformation will disqualify you as a prospective renter.
2. A background screening will be required if you are selected as a potential tenant. A link will be emailed to you for completion and the applicant will pay the fee.
3. You must provide photo I.D. We require a photo I.D. – Driver's license or State Issued ID card and Social Security card. (Note: Military cards are not accepted.)
4. You must have credit that demonstrates a willingness to pay financial obligations in a timely fashion (or we require a FICO score of AT LEAST 650).
5. You must have no records of eviction.
6. We require favorable responses from references and previous landlords.
7. Employment History and Sufficient Income: We require monthly income of 3 TIMES the amount of your monthly rent, per applicant. Income must be verifiable through pay stubs, employer contact, or tax records. All other income, including self-employment must be verified through tax records.
8. Rental History must be verifiable from unbiased sources. If you're related by blood or marriage to one of the previous landlords listed, or your rental history does not include at least two previous landlords, your application may be declined, or we may require a qualified cosigner on your rental agreement. Qualified co-signers must meet all screening criteria plus make three times the amount of rent.
9. You will be denied if you have a conviction for any type crime that would be considered a threat to real property or the ability of other residents to peacefully enjoy the premises.
10. An up-front payment of one month's rent as a security deposit is required by cashier's check or money order when signing a rental contract.
11. We will accept the first or most qualified applicant.
12. **This ENTIRE PROPERTY is SMOKE-FREE. Absolutely NO SMOKING on the premises.**

Required Information to Be Submitted With the Application

Please be sure the following four (4) items accompany your rental application:

1. **Application** for each applicant over the age of 18.
2. Picture I.D. (Driver's license, Green Card or Passport)
3. Social Security Card
4. Proof of Income: Current paystubs or an official letter from your employer on company letterhead should be attached to the application. For self-employed, 1099 applicants, your last two years of tax returns are required. It is prohibited by law to photocopy a Military card, therefore they should not be accepted as a photo I.D.