

# RENTAL PRE-QUALIFICATION PACKET

**EQUAL HOUSING** ~ We provide equal opportunity housing to all qualified persons regardless of race, color, ethnicity, religion, sex, gender identity, familial status or disability. Rev. 04/08/2024

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## Income and Credit

- Total gross household income must meet or exceed 3 times the monthly rent.
- Most recent paychecks stub (if employed by same employer since the 1st of the current year)
- Offer of employment or income letter is acceptable proof of income
- Credit history must be rated positive with no judgements from previous landlords
- Bankruptcy will only be considered if it has been discharged for 5 years and credit is post-bankruptcy

## Rental History

- 3 years of rental history is required. Less than 3 years history requires 2 months security deposit and cosigner.
- No evictions within 5 years. Applicants in the process of eviction will be denied
- Previous housing on rental property must provide a good reference.
- No balance may be outstanding with any previous landlord.
- Sufficient notice must be given

## Lawful History

- Felony convictions related to violence, arson, vandalism, sexual assault, registered sex offender, the manufacture or distribution of a controlled substance within the last 7 years from the point of completion of the sentence will be the basis for denial of application.
- Misdemeanor convictions related to violence will be a basis for denial of application if within the previous 3 years from the point of completion of the sentence.

## Occupancy Requirements

- No Pets
- No more than 2 persons per bedroom
- Does not include children under the age of two

Studio / Efficiency or Room Rental	2 persons
One Bedroom	2 Persons
Two Bedroom	4 persons
Three Bedroom	6 Persons

## Application information

- Applicants are processed as first come first served
- Lessees must be 18 years

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## Security Deposit and Renters Insurance

- Security deposit of one months rent is required to reserve the property.
  - The applicant has 72 hours to cancel and receive a refund of the deposit. If the applicant cancels after 72 hours has passed, the security deposit is forfeited. Cancellations must be received in writing at [manager@asheandzivahomes.com](mailto:manager@asheandzivahomes.com)
  - Security deposit is refundable in the event the application is not approved
  - Additional security deposit may be required based on results obtained from screening process
  - Renters insurance is a lease requirement. You must obtain and maintain a renters insurance policy for the entire term of the lease agreement.
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By initialing each section and signing below you are acknowledging that you and all occupants understand and meet the minimum rental prequalifications.

\_\_\_\_\_  
Applicant Full Mailing Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Applicant Full Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Primary Applicant Signature

\_\_\_\_\_  
Date