



Stay Teal Door, LLC Tenant Screening Criteria

Key Requirements:

- The Application fee for each individual is \$35.00.
- Each individual 18 years of age and older must complete a separate rental application
- Pets are not allowed on the property unless the landlord specifically allows pets in the lease.

Income and Employment:

- Monthly Gross (before tax) income must be at least three times the monthly rent.
- All sources of income must be verifiable.
- Accepted proof of income must be 4 consecutive pay stubs, tax returns, social security/pension income letters, bank statements or a job offer letter.

Credit History:

- A credit score of at least 600 is preferred (a higher deposit may be required)
- Limited outstanding debts and a history of on-time payments are preferred.
- Numerous collection items are considered to be unfavorable when reviewing applicant information for approval.

Rental History:

- Positive rental history with no recent late payments or lease violations is desired.
- No prior evictions or outstanding balances with previous landlords.
- Any history of evictions and/or pending cases will result in a denial of the rental application.

Criminal Background Check:

- Applicants with violent or drug-related criminal convictions will not be approved.
- Landlord will consider the nature and time of occurrence for criminal offenses over 10 years old.
- Registered Sex Offenders will not be approved. .

Other Things to Know:

- A security deposit equal to one month's rent or as specified in the lease.
- Our standard rent term is one (1) year. Rent is due on the first of each month.
- Residents are not allowed to sublease the property and co-signers are only allowed with prior company approval.
- Short Term Leasing (Airbnb, Vrbo, booking.com, etc) of the property is not allowed.
- Smoking in the property is not allowed.
- Deniable factors include open / active bankruptcy, unpaid rental collections / judgements and criminal felonies.
- Retired or self employed individuals must provide tax returns or four consecutive months of bank statements.