



## **Tenant Qualification**

**We thank you in your interest in renting with Golden Realty and Management. We qualify our applicants based on the following criteria:**

- 1. Employment – we will confirm you are currently employed.**
- 2. Income – We will verify that you can afford the monthly rent payment. We are looking for your income to be at least three times the amount of the rent.**
- 3. Criminal and Background Check – we use a screening service called Resident Data Service. This service provides us with a complete check of any criminal activity or evictions. We do not rent to anyone with any housing-related delinquencies due to eviction or foreclosure. We also do not rent to felons or sex offenders.**
- 4. Credit Check – Resident Data Services provides us with a credit report and score. We look at your overall credit score as well as if you have any collections or housing related delinquencies. Tenants with credit Scores under 650 may be approved, but for security purposes, they may need to pay a larger security deposit. The amount of Security Deposit we will collect will be between 1 – 2 months worth of rent.**
- 5. Landlord Reference/Residence History – We will confirm a minimum of 1 year of rental history. We will contact your current and/or former Landlord(s) to discuss your rental history. We will find out if you have ever been late on the rent, any other concerns they have and the condition of the property upon move out (if known). A poor reference from your Landlord may result in a larger Security Deposit, or denial of your rental application. If you have owned your own home, we will review your current mortgage statement to make sure you are not delinquent.**

**You will be notified in a timely manner regarding our decision on your rental application. If you are denied, we will also mail you an explanation of our decision. If you are approved, we will make an appointment to meet with you to sign the lease and pay the Security Deposit. We cannot take the rental home off the market until the lease has been signed and the Security Deposit has been received.**