



A Metro Brokers Company

# Rental Application Requirements & Qualifications Standards



Please review the requirements and qualifications below before submitting the rental application. This form must be signed and turned in as part of the rental application.

Metro RE Investment Group reserves the right to deny your application based on the content of your credit report, housing history reports, or income. Pre-paid rent, last month's rent, or a co-signer may be required.

**FAIR HOUSING:** Metro RE Investment Group does not discriminate and will not evaluate rental applications on the basis of race, color, religion, sex, familial status, handicap, sexual preference, national origin, or ancestry.

SMOKING is not allowed in any house or garage.

## APPLICATION REQUIREMENTS

- Each adult (18-over) must complete a separate application.
- **Application must be completely filled-out, with all documents, and application fee paid prior to screening.**
- Application fee is Non-refundable \$45.00, per adult, regardless of employment status.
- Lease must be signed with 3 business days after application is accepted
- Security deposit amount is equal to one month's rent, unless otherwise noted in rental listing.
- Security deposit is due immediately after application is accepted.
- One full month's rent is due at lease signing, regardless of lease start date.
- 3 current paycheck stubs or bank statements
- Current & valid driver's license issued by any state within the United States of America
- Current & valid Social Security Number, Military ID, Visa, Green Card, or other ID issued by the United States of America
- Pet Application (if applicable)

## QUALIFICATIONS

- Credit score 550 or above = acceptable; nominal security deposit
- Credit score between 500 – 549 = last month rent required
- Credit score below 500 = last month rent required and must have co-signer otherwise denied
  - Co-signer must fill co-signer application subject to meeting these qualifications
- Gross monthly income of 3 times the rent amount
- NO unpaid bills or collections accounts for utilities. (For example: water, electricity, natural gas, and propane)
- NO unpaid bills or collections accounts for previous management companies, landlords, etc.
- Any applicant with convictions of a felony, or adjudication withheld or Misdemeanors that are drug related charges, sexual offenses or crimes against persons or property will NOT be accepted for residency. If an arrest record exists, applicant must submit proof of final disposition of innocence or case dropped.

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_