

## PROSPECT QUALIFYING CRITERIA

### PLEASE READ THIS ENTIRE PAGE CAREFULLY

There is a \$30.00 non-refundable application fee for anyone 18 years of age living in the unit.

This application fee is non-refundable.

**Application:** A complete and accurate application is required of all prospective residents and possible co-signer(s). No falsification or omission of information on application will be accepted.

**Income:** Must have verifiable source of income of at least **2.5 times** the monthly rental amount. To verify income, applicants may provide the last 2 pay slips or last 3 bank statements.

**Rental History:** Applicants must provide one (1) full year of unbiased and current landlord information including verification of phone numbers. Failure to provide correct landlord information (including telephone numbers) will fail the application. Past evictions may qualify with co-signer.

**Employment History:** Applicants must provide one full year of current employment information or source of income information including verification telephone and fax numbers. Failure to provide correct employment information including telephone numbers will fail application.

**Credit history:** Applications are assessed for credit and criminal by Experian 701 Experian Parkway- PO Box 2202 Allen, TX 75013

1-888-397-3742. Credit score below **525** will require a co-signer.

**Criminal History:** May be accepted upon managers approval. Absolutely, no sex offenders or Arson offenders will be considered. **No convictions within the last 4 years.**

**Residency:** United States residency is not required; however, a valid US State or valid Country identification card is required as well as a Social Security Card.

**Equal Housing:** No discrimination based on race, color, sex, age, familial status, disability, religion, sexual orientation or national origin about housing is the comprehensive policy of this Company and its employees.

**Occupancy:** No more than 2 people per bedroom

**Pets:** Properties that are under our management, some will not allow pets, whereas others will, with restrictions listed. Please check with staff for more information. Pet approval is based solely on Owner Approval, with an additional \$200 per pet deposit. A Maximum of 2 (two) pets per unit/home. Cats must be indoor cats only. We do not accept Pit bulls, Rottweiler's, or a mix of either two. You may be required to provide proof of your pet through a photograph.

After the property manager has approved the application, the prospective resident(s) must bring in the security deposit immediately, with certified funds to secure the property and remove it from the market. ***Prospective must also turn over all utilities and provide Werth Realty of renter's insurance which is required on ALL units/homes.*** These funds are considered non-refundable if the applicant(s) decide(s) not to rent the property. Failure to provide us with the security deposit will result in the property to remain on the market, and Werth Realty L.L.C. will continue promoting and accepting applications.

If applicant(s) decide to apply for the property without viewing the interior (as required by management) they understand that the \$30 per applicant application fee is non-refundable.

**Smoking:** Smoking is not permitted anywhere inside our units or homes. You are permitted to smoke outside

**WERTH REALTY 3939 E PIMA STREET Tucson, AZ 85712 OFFICE: 520-319-0753 FAX: 520-327-8720**