

## Minimum Requirements to Lease from Reliant Property Management

- **Minimum 620 credit score** (may accept less if they have excellent rental history and/or other factors like low debt)
- **Excellent rental history** (rental history carries the most weight in determining approval- if no rental history (some military) approval is determined by credit score and minimum 620 is required. Income and debts are also factors into equation for approval.
- **Minimum 6 months on the job** (except military, teachers, nurses)
- **Minimum income required is 3 times the monthly rent** (total monthly debt is also looked at as a factor for approval)
  - Bi Weekly – 3 most recent paystubs
  - Weekly – 5 most recent paystubs
  - Military – 1 most recent copy of LES (Leave & Earning Statement)
- **If a W2 earner, will verify income through employer or with three month's paystubs. If 1099 earner or self-employed, will require 2 years tax returns.** (Adjusted Gross Income- AGI, will be used as income)
- **Minimum 1 year lease** (military clause applies)
- **Security deposit is same as rent**
- **Pet Deposit is \$250 refundable deposit per pet.** No restricted pets, i.e. Pit Bulls, Rottweiler's, or Dobermans. Pet policy is up to the owner.
- **\$40 application fee.** Application fee is \$40 per person. Overall, application criteria are looked at as a whole where no one requirement will always disqualify an applicant. Each application is looked at on a case by case basis and approval or disapproval may depend on one or several factors.

### Applicant Signature

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