

Qualification Criteria for Renting

Below are the requirements for renting at the property located at:

Applicant Requirements:

All applicants (18 years or older) applying must have:

- A favorable credit history with a minimum credit score of _____
- Verifiable household income that is at least _____ times the monthly rent
- Copy of a photo ID
- No prior evictions or collection records for non-payment of rent
- Renter's Insurance
- Favorable references from current and previous landlords
- A fully completed and signed rental application for each applicant 18 years or older
- Applicant does not have any criminal convictions for crimes considered harmful to people or property.
- A fully completed -NO Pet or Animals - Household Pets - Assistance Animals profile for each applicant 18 years or older OR each Pet/Animal at <https://harcourtspeninsulaprop.petscreening.com/>

Required Documents – Please upload the following with your completed application to rent.

1. **Photo ID:** All applicants must provide photo identification and Social Security card. Acceptable photo identifications include, but not limited to: state issued identification card or driver's license; passport, any other government issued photo identification. *(Note: Military ID cards are not accepted)*
2. **Proof of Income** – Two pay stubs with year-to date, proof of child and/or spousal support payments; proof of social security income, disability or other government income, proof of retirement or trust fund account, etc. **Combined gross monthly income of all lease holders must be at least _____ times the monthly rent.** *Self-employed applicants must bring copies of the past three year's tax returns.*
3. **Application Fee** – An application fee *paid online* in the amount of \$_____ for the purpose of obtaining tenant screening reports is required for EACH application. OR (cash, money order or cashier's check) at the office with approval.
4. **Proof of Renter's Insurance** *(if required)* – Prior to move-in, you must provide the Declaration Page showing:
 - Minimum of \$100,000 liability coverage
 - Policy equal to or greater than the term of the lease
 - The property and address added as additional insured (to notify landlord, in case policy is terminated)

If you have any questions, please call us at _____.

WE FOLLOW ALL FEDERAL & STATE HOUSING LAWS AND DO NOT DISCRIMINATE AGAINST ANY PERSON BASED ON RACE, COLOR, NATIONAL ORIGIN, RELIGION/ CREED, SEX/GENDER, BECAUSE OF THE PRESENCE OF CHILDREN, DISABILITY, SEXUAL ORIENTATION AND GENDER IDENTITY, MARITAL STATUS, MILITARY/VETERAN STATUS