



Rental Screening Criteria

- Two year clear rental / homeowner history. Landlord reference check.
- Income level to qualify (Gross Monthly Income from **ALL** verifiable sources must be at least **3 times** the Monthly Rent).
- Current Source of income. Employment/Other Income verification (i.e. most recent 1 month of paystubs).
- One application shall be filled out for **each** adult applicant. Each adult applicant must individually qualify on his/her own. We will consider the combined income of the household and co-applicant's only if there is a verifiable obligation of support between co-applicants (i.e. married couple, verifiable domestic partnership, parent/non-adult child, guardian and ward, etc.) The maximum allowed occupancy is two people per bedroom and up to three unrelated adults. Some city ordinances may have additional restrictions.
- Credit history - Credit report check.
 - ✓ 2 years no late payments after a bankruptcy discharge.
 - ✓ No more than 3 credit discrepancies accepted (as long as nothing is listed as uncollectible).
 - ✓ No Collections, Charge Offs, Judgments, Liens, etc.
 - ✓ No history established (the same as good credit).
 - ✓ No past rent unpaid, evictions, lease violations (no acceptance/no exceptions).
 - ✓ Bad credit rating must be two years or more in the past (with the last two years clean).
- A criminal and public record check will be run. Applicant **must** provide a government issued photo ID.
- Your application must be filled out completely and accurately. ALL information must be verifiable.
- All Lease agreements shall be in writing, no oral agreements accepted.
- Exceptions are **ONLY** made at the discretion of Owner/Management.

Monthly Rent payments will be collected by Automatic Electronic Funds Transfer from Tenants Checking or Savings account on the 1st of each month.

The relationship between a landlord and a tenant is a business relationship. A courteous, business like attitude is required from all applicants. We reserve the right to refuse rental to anyone who is verbally abusive, swears, is disrespectful, makes threats, has been drinking, argumentative, or displays other behavior that Management would believe would not result in a positive business relationship. No agency relationship exists between Management and Tenant.

Megan's Law notice: Community information on Registered Sex Offenders. The State Commissioner of Corrections maintains disclosure information at: (<http://www.accesskansas.org/kbi/ro.htm> - Kansas)
(<http://www.mshp.dps.missouri.gov/MSHPWeb/PatrolDivisions/CRID/SOR/SORPage.html> - Missouri)



Equal Opportunity Housing Provider.

We provide reasonable accommodation to persons with disabilities.