



RENTAL QUALIFICATION CRITERIA LEGACY PROPERTY MANAGEMENT

Welcome to Legacy Property Management! Prior to applying for one of our rental homes, please read below to learn about our qualification requirements.

1. A completed application is required of all occupants over the age of 18. ALL LINES MUST BE FILLED IN. Incorrect or misinformation will result in immediate denial of application.
2. Application processing fee of \$75.00 (per application) will be due at the time the application is completed. Applications are to be completed online. Full background and credit checks are performed along with verification of rental history and employment. **Application fees are NON-REFUNDABLE.**
3. Driver's License or State Issued ID card and Social Security Card are required.
4. A minimum FICO score of 600 is required.
5. Credit report must be clear of eviction records.
6. A minimum monthly household income of 3 times the amount of the rent is required. Income must be verifiable through pay stubs, employer contact, and/or tax records.
7. Rental history must be verifiable. If the rental history does not include at least two previous landlords, the application may be denied. If this is the case, we may require a qualified co-signor added to your rental agreement and/or additional security deposit. Qualified co-signors must meet all screening criteria plus show income of 5 times the amount of rent. The co-signor would NOT be charged an application fee.
8. Application can be denied if the background check reflected convictions for any type(s) of crime that would pose any threat to real property and/or assault.
9. Security deposit in the amount of one month's rent (possibly more depending on the status of the application) is due immediately upon application approval.
10. Administrative fee of \$250.00 is due immediately upon application approval.
11. The first applicant(s) that meets the criteria will be accepted. The property will not be taken off the market until a lease is secured and the required monies have been paid.
12. All properties are smoke-free.

