



## RENTAL QUALIFICATION CRITERIA LEGACY PROPERTY MANAGEMENT

Welcome to Legacy Property Management! Prior to applying for one of our rental homes, please review our qualification requirements below:

1. **Application Requirements:** A completed application is required for all occupants over the age of 18. **All fields must be filled in.** Incorrect or missing information will result in immediate denial of the application.
2. **Application Fee:** A **\$75.00 non-refundable application fee** (per applicant) is due at the time the application is submitted. Applications are completed online and include full background checks, credit checks, and verification of rental history and employment.
3. **Identification:** A **Driver's License or State-Issued ID Card** and **Social Security Card** are required.
4. **Credit Requirements:** A minimum **FICO score of 600** is required.
5. **Eviction History:** Credit reports must show **no eviction records**.
6. **Income Requirements:** Minimum monthly household income must be **3 times the rent amount**. Income must be verifiable through pay stubs, employer contact, or tax records.
7. **Rental History:** Verifiable rental history is required, including at least two previous landlords.
  - If this requirement is not met, the application may be denied.
  - A qualified **co-signer** may be required and/or an **additional security deposit**.
  - Co-signers must meet all screening criteria and demonstrate income of **5 times the rent amount**. (No application fee will be charged for co-signers.)
8. **Background Check:** Applications can be denied if the background check reveals convictions for crimes posing a threat to property or individuals, such as **assault** or similar offenses.
9. **Security Deposit:** A security deposit equal to **one month's rent** (or more, depending on application status) is due immediately upon application approval.
10. **Administrative Fee:** A **\$250.00 administrative fee** is due immediately upon application approval.
11. **Acceptance Process:** The first applicant(s) to meet the qualification criteria will be accepted. The property will remain on the market until a lease is secured and all required funds have been paid.
12. **No Smoking:** All properties managed by Legacy Property Management are **smoke-free**.

Thank you for choosing Legacy Property Management. Please feel free to contact us with any questions about these requirements!

