

Tenant Selection Criteria

The following is the Tenant Selection Criteria of Berkshire Hathaway Homes Services Beazley, Realtors (referenced in various areas of this document as BHHS Beazley, REALTORS). It may be revised, modified, or updated as needed at BHHS' sole discretion.

Applicants may be subject to more restrictive qualification criteria as established by Homeowner Associations (HOAs) and municipalities.

These criteria do not constitute a guarantee by BHHS that residents in the homes we manage meet our qualification criteria. Residents may have occupied a home prior to our management of the property and our ability to verify an applicant's information is limited to the information provided by applicants and the screening services used.

Applications

- An application must be completed for each occupant 18 years of age or older, unless deemed an adult under applicable law.
- Prior to application processing, the following must be obtained by BHHS:
 - A non-refundable application fee, if applicable, must be paid by each adult household member.
 - A copy of all adult household members' valid government-issued identification. Except as otherwise prohibited by applicable law, non-U.S. citizen applicants may be required to present additional documentation evidencing applicant's right to live in the United States through the end of the lease term.
 - Proof of current income from verifiable sources (see income requirement section)
- An application does not constitute a lease agreement or offer to lease. No lease shall exist unless and until Property Manager and applicant execute a lease agreement and applicant pays all required funds.
- Falsification of any information on an application may result in applicant's automatic denial. If an applicant is denied for falsifying paperwork, BHHS may retain all deposits and fees paid.

Equal Housing

- BHHS Beazley, REALTORS and our agents are committed to providing equal housing opportunities to all applicants regardless of race, color, religion, national origin, sex, handicap, family status, or other protected class status under applicable law.

Website

- Property details on BHHS Beazley, REALTORS' website are offered for illustrative purposes only. Actual home details may vary. Applicant should verify all information before lease execution.

Occupancy Guidelines

- The maximum occupancy is two (2) persons per bedroom.

Age

- Applicants must be 18 years of age or older, unless deemed an adult by applicable law.

Credit

- A VantageScore® credit report or substantially similar report will be completed on all applicants to verify creditworthiness. Verified credit history will be entered into an application scoring model to determine rental eligibility.
- Applicant may be denied if a credit score/report cannot be obtained.
- Open bankruptcies will result in automatic denial of the application
- Some credit results may require further verification.

Income

- The combined household income must be a minimum of three (3) times the monthly rent.
- If a household has more than three (3) applicants, the two (2) highest incomes will be used in calculating the combined household income unless the combined income does not reach the required minimum.
- Employed applicants will be asked to produce the most recent consecutive pay stubs or other acceptable income documentation for at least one month or four (4) weeks.
- Additional legal sources of verifiable income may be accepted. Examples of include social security, child support, disability, retirement, bank statements, and any other legal, verifiable income. Applicant must provide (3) consecutive months of bank statements if an additional source of income cannot be confirmed from its source.
- Applicants starting a new job may be required to provide an Offer Letter on employer letterhead confirming start date, location and compensation terms.
- In instances where sufficient income requirements cannot be met, pre-paid rent or a Guarantor may be accepted (if approved by Landlord).
- Some income results may require further verification.

Guarantor

- A Guarantor must submit an application and pay a non-refundable application fee, if applicable.
- Only one Guarantor allowed per household.
- A Guarantor is subject to the same qualifications as an applicant, but must have an income of at least four (4) times the monthly rent.
- A Guarantor must sign the lease
- Acceptance of any application approved by use of a Guarantor is subject to Landlord written approval.

Rental History

- Prior evictions will result in an automatic denial of the application.
- Applicant may be denied for any debt/judgement to any prior landlord, regardless of whether the debt/judgement is outstanding or has been satisfied.

Criminal History

- A criminal background check will be completed for each applicant.
- In evaluating an applicant's criminal history, the property manager will conduct an assessment of the risk to persons or property posed by an applicant that may consider: (1) the type of crime; (2) the severity of the crime; (3) the facts or circumstances surrounding the crime; (4) the length of time that has passed since the crime; (5) the age of the applicant at the time of the crime; and (6) evidence of rehabilitation efforts.
- Convictions for the manufacture or distribution of a controlled substance or for violent crimes will result in automatic application denial.
- Denied applicants may petition the property manager for reconsideration by providing additional information to assist the property manager in its review of criminal history.
- Final decision for any application review will be subject to Landlord's written approval.

OFAC

- An OFAC (Office of Foreign Assets Control) search will be completed for each applicant. Applications are automatically denied if applicant appears on OFAC list.

Pets

- The decision to accept or not accept pets and any applicable limitations will be the right of the Landlord (owner). BHHS Beazley, REALTORS will acquire written permission from Landlord for the allowance of pets and any restrictions.
- Certain dog breeds are not permitted, regardless of Landlord's pet policy, including Pit Bulls, Staffordshire Terriers, Rottweilers, Chow Chows, Doberman Pinschers, Akitas, Wolf-hybrids, and any mix containing one of these breeds.
- Pet fees, rent, and/or deposits may be charged, where applicable.
- Assistive animals for persons with disabilities are not considered to be pets and are not subject to the above pet restrictions. Assistive animals require Landlord's advance written approval.
- Livestock, poisonous, or exotic animals are not permitted regardless of whether the animal is a pet or an assistive animal.
- Acquariums may be permitted, with Landlord's advance written approval, subject to a 20-gallon maximum.

Vehicles

- No more than four (4) vehicles are permitted at a given property, subject to HOA specific restrictions.

- Vehicles must be operational and have current registrations.
- Boats and trailers are not allowed without Landlord's prior written approval.

Renter's Insurance

- BHHS Beazley, REALTORS requires that residents obtain renters insurance for casualties such as fire, flood, water damage, theft and general liability. Renter's insurance should have a minimum of \$100,000 of liability coverage with Landlord identified as an additional insured (or other appropriate designation as available). Tenants must provide and show proof of active renter's insurance.