

New Applicants –Qualifying Criteria & Application Process

Thank you for your interest in our rentals! Each resident over the age of 18 must submit a separate rental application. We (The Prevailing Group) welcome all applicants and support the precepts of equal access and Fair Housing. We (The Prevailing Group) will not refuse access to any housing, accommodation, or other interest in property or otherwise discriminate against an applicant based on age, sex, race, religion, marital/familial status, physical or mental handicap, color, creed, ethnicity, national origin, or sexual orientation. Applicant acknowledges and accepts that The Prevailing Group represents the Owner of the Property for which applicants is applying.

Before proceeding, please ensure that you have done all of the following:

1. Read the Property listing, reviewed qualifying criteria, and Sample Lease (link on website)
2. Attend a Property showing with everyone 18 and up who intends to reside in the property
3. Are prepared to provide all information on the application, provide required proof of photo ID and Income, and pay the non-refundable \$50 application fee

Basic Criteria

Selection of a resident is based on income, credit, and tenant history or ownership. Each applicant must qualify individually based on references and credit, although the income requirement can be met as a household. Negative findings on one or more of the three areas can cause denial of an application. Denial of one application results in the denial of all applications.

Income

- Monthly household gross income must equal three (3) times the stated monthly rent. The Prevailing Group must be able to verify all income sources and reserves the right to disqualify applicants for failure to prove income and/or supply adequate documentation.
- You are required to supply reasonable, reliable, and legal documentation on all income in either of the following forms:
 - Last two paycheck stubs.
 - Recent tax returns or W2.
 - Award letters (i.e. alimony, SSI, child support, new employment offer letter)
 - Self-employed individuals must be verified through State, or Federal tax returns
 - Assistance or Section 8 vouchers

Credit

- The Prevailing Group obtains a credit report for all applicants and does not accept copies of credit reports from applicants, no exceptions. Good credit is required. Negative credit reports can be grounds for denial of an application.
- Outstanding bad debts being reported on credit report of more than \$100.00 but less than \$1,000.00 may be accepted with proper explanation and proof.
- After a bankruptcy has been discharged, applicant must show six (6) months of positive established credit.

Rental History or Property Ownership

- The Prevailing Group requires a minimum of two (2) years of rental history and/or proof of homeownership. Negative references can be grounds for denial of an application.
- All references must be third party and verifiable.
- The Prevailing Group will make a reasonable attempt to contact references provided. We reserve the right to decline tenancy based on inability to contact reference provided.

Responsibility of Applicant

- It is the responsibility of the applicant to inquire from The Prevailing Group about any information on the application that they do not understand.
- If notified, it is the responsibility of the applicant to accept the offer to rent by submitting a holding deposit.

Automatic Denials

1. Giving false information is automatic grounds for denial.
2. Three (3) or more 3-Day Notices within a 12 month period will result in denial.
3. Two (2) or more NSF checks within a 12 month period will result in denial.
4. Rental history reflecting any unpaid past due rent will result in denial.
5. Rental history reflecting any property damage or disturbance will result in denial.
6. Any applicant with unlawful detainer action or eviction within the past three (3) years will be denied.
7. If unable to verify the income necessary to pay rent, applicant will be denied.
8. Excessive collections will result in denial.
9. Outstanding debt to property management or landlord will result in denial.
10. Any applicant with a bankruptcy not shown as discharged will be denied until shown otherwise.

Application Process

1. Please allow 2-3 business days for the processing of an application (additional time may be needed if references do not return calls quickly).
2. We may receive multiple applications for this property. We do not necessarily select the first application submitted. Selection of a resident is based upon better credit history, rental references, Proof of Income, Number and type of pets if allowed, and Move-in date.
3. You will hear from us whether your application is approved or denied.
4. If your application was in good standing, but another application was stronger, you can apply your application towards any of our other properties for 30 days for free (you will still need to attend a showing).
5. If you are offered to rent a property, you will need to turn in a Holding Deposit within 48 hours to secure it in the form of a cashier's check or money order.
6. By your established move in date, you will have started any necessary utilities, submitted proof of renter's insurance, signed your lease, turned in your remaining move in funds, and can pick up keys! At this point we will have already completed a report of the property and you will have the opportunity to add any comments you would like; we do not do a walkthrough of the property with you.