

Elk Point Property Solutions Rental Criteria

All requirements listed within this document are criteria that helps us make decisions regardless of an applicant's race, color, religion, sex, national origin, handicap, familial status or age. Guidelines for acceptance of a lease agreement for all applicants are outlined below. If you feel you meet the following guide lines for qualifying, we encourage you to submit an application. All people that intend to reside in the home that are age 18 or older must fill out an application. Call us at **208-996-3896** if you need clarification or exemptions, or fill out a form on **www.elkpointpropertysolutions.com**. **There is an application fee of \$30 that is to be paid online through our "Application" page under the "Tenant" link.**

GENERAL REQUIREMENTS

1. Positive identification with a picture will be required and each applicant. Any person that is 18 years or older must fill out an application and sign the lease. All applicants must be legally permitted to reside in the U.S and must show as such if they are not citizens of the United States.
2. Applicants must be able to enter into a legal and binding contract.
3. Deposits are due within 24 hours of application approval.
4. All properties are non-smoking.

CREDIT REQUIREMENTS

1. EPPS may obtain a consumer credit report for each applicant and co-signer.
2. EPPS deny any applicant based solely on a history of delinquent credit activity.
3. If you or joint tenant lack credit history;a Co-signer and /or Additional Deposit may be required

INCOME REQUIREMENTS

1. The collective income sum of those signing the lease must gross 2 times the monthly rent. Additionally, there must be verifiable work or income history with *current* paycheck stubs. Verifiable income may include but is not limited to; TrustAccounts, Social Security, Unemployment, Retirement Accounts, Welfare, Grants/Loans.
2. Self-employed applicants will be required to show proof of income through copies of 2 previous years of tax returns.

RENTAL HISTORY REQUIREMENTS

1. Two years of verifiable rental history or home ownership
2. Proper notice given to current or previous landlords
3. No evictions or debts owed to previous landlords.

CRIMINAL RECORD CRITERIA

1. Any arrests or convictions for felonies involving drug-related crimes, weapons charges, obscenity and related violations, prostitution, sex crimes, and/or child sex crimes shall be grounds for denial.
2. Any open criminal cases for felony or misdemeanor will result in denial of your application.

ROOMMATE REQUIREMENTS

1. Any applicants that do not share joint credit will be considered roommates.
2. EPPS will place a maximum of 3 roommates in a property.
3. Each Roommate will be required to **individually** meet the above criteria.
4. A Co-signer may be considered if the minimum income criteria cannot be met by all applicants.

DEPOSITS

1. Based on factors obtained during the screening process. Deposits start at the amount equivalent to one month rent, unless otherwise advertised.
2. A deposit equivalent to one month rent is due within 24 hours of notification of acceptance of your application, and is non-refundable if you fail to occupy the rental premises for any reason.
3. Any remaining deposits are payable in full on or before the date of move-in.

CO-SIGNERS REQUIREMENTS

1. Co-signers must apply and pay the applicable non-refundable screening fee.
2. Co-signers must meet all the above criteria
3. Co-signers must SIGN the rental/lease agreement and addendums acknowledging their fiscal responsibilities.
4. Co-signers' liability will continue for the length of the tenancy.

5. All deposits and move in monies must be paid in cashier's check or money order before keys are provided.

PET POLICY

1. Service and companion animals are not classified as pets and are exempt from certain requirements.
2. Not all owners allow pets in the home. Please check with us prior to submitting an application for a house to see if your pet(s) are eligible.
3. Pet policies are strictly enforced, and any breach will be grounds for termination of your lease. There will be an additional **\$15** per month pet fee that must be paid with each month's rent. Additionally, we will conduct a "pet check" to observe the status of the home after 3 months of occupancy.