



TENANT SELECTION CRITERIA

Dear Prospective Tenant:

Thank you for your interest in a rental home managed by TechRealtyRentals LLC. We require that all prospective residents meet the following qualifying criteria when completing the rental application.

Application Processing Guidelines

- *It is our policy to verify the credit references, employment, income, and rental history of every adult applicant. The following are guidelines used by TechRealtyRentals LLC to interpret the information gathered on each applicant.*
- *All adults, 18 & older or considered to be adult deemed by law, are required to complete application in its entirety. By acknowledging the terms and conditions outlined in the TechRealty LLC rental criteria.*
- *Applicant confirms all information provided is true and accurate. Any falsification or doctoring of documents results in an automatic denial. Applicants are required, unless otherwise noted, to pay a \$25.00 nonrefundable application fee + \$30.00 screening fee paid directly to Transunion to authorize a background check and additional qualification processes. We do not encourage Zillow applications.,*
- *The application through us will contain the tenant's: Full legal name, social security number, Date of birth, Residential addresses for at least the past two years, Current landlord, Current employer, Occupants, Pets*
- *Upon Applicant approval, Leases are required to be signed within 24 hours of generation. In the event Lease is not signed within the 24-hour time TechRealtyRentals LLC may elect to cancel the application and place the home back on the market.*
- *All Applicants are required to provide valid identification. Non-US citizens applying to a home may be required to present information acknowledging the individual's right to live in the United States through the duration of the lease term. This usually takes the form of a government issued identification card, but payroll stubs will also be considered.*

Income and Employment

- *Combined household income must be equal, but not limited to a minimum of three (3.0) times the monthly rent. If a household has more than three (3) Applicants, Landlord will use only the 3 highest qualified incomes in calculating the combined household income. For most applicant situations, we verify income using paystubs and a written employment reference.*
- *For self-employed applicants, we require the last 90 days of bank statements and a prior year tax return showing required income amounts. Applicants receiving social security or other federal assistance must provide documentation thereof, including a statement of benefits and bank statements showing the income being received.*
- *Court-ordered spousal or child support may be considered with consistent payment history for the prior 12 months. Longevity of employment may influence the Landlords decision to lease the Property to you. Income documents should be uploaded to this online application.*
- *All income should be verified and evidenced by the source of income. If income or any of the provided information is not verifiable, TechRealtyRentals LLC may request additional information for verification of at any time.*



- The approval is determined from an analysis of information found in each applicant’s consumer credit report, application, and previous rental histories (if applicable). And background verification obtained from the application. The owners hold the final decision in approving the applications.

Credit

- A review of credit history is used to determine rental approval for each application, Consumer reports may include but are not limited to payment history, bankruptcies, number and type of accounts, collection activity, outstanding debt and credit inquiries. In addition, the scoring process includes income-to-rent ratio, eviction records, and subprime credit records.

| <i>Score</i> | <i>Recommendation</i> | <i>Explanation</i> |
|-----------------|-----------------------|---|
| <i>0-590</i> | <i>Decline</i> | <i>Fails to meet the credit decision settings above.</i> |
| <i>590-649</i> | <i>May be</i> | <i>Below ideal requirements but may be considered with an additional security deposit. Lower scores in this range may have higher deposits or require other adverse action to be taken.</i> |
| <i>650-1000</i> | <i>Accept</i> | <i>Meets credit decision settings above.</i> |

Security Deposit

- Applicants that are approved and wish to move forward with a lease must submit security deposit within 48 hours of acceptance of application . Failure to do so will result in cancellation of the application . TechRealtyRentals LLC retains the right to cancel the application if the terms are not met.
- Security deposits may vary depending on the market, application score, and other various qualification factors.

Rental History

- Prior Evictions, filed or enforced, may result in an automatic denial of the application.
- Any outstanding debt/ judgment owed to any prior landlord may result in a denial.
- Landlord may request rental verification if rental history cannot be verified.

Pets

- Unless at the written approval from the Landlord, no more than two (2) pets are allowed in the home. Applicant(s) are required to a nonrefundable per pet fee of \$250; and, where applicable, monthly pet rent of \$25 per pet in the home.
- Exotic and/or poisonous animals are not permitted regardless of whether the animal is a pet or an assistive animal.

Vehicles

- No more than four (4) vehicles are permitted.
- Vehicles must be operational and have current registration up to date.
- Additional HOA restrictions may apply to number of vehicles, commercial vehicles and allowed parking locations.



Criminal History

- *Each Applicant is subject to a criminal background check. Criminal histories presented through applicant screening report pertaining to weapons, drugs, violence, or any other act that poses a threat to household, neighborhood, vendors, TechRealtyRentals employees, or the physical property itself, may result in a denial.*
- *Denied Applicants may request reconsideration of Landlord decision by providing additional information to assist Landlord in its review of criminal findings.*

Equal Housing

- *TechRealtyRentals LLC is pledged to the letter and spirit of all applicable state and federal fair housing laws, including, without limitation, the Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended), for the achievement of equal housing opportunities for all rental applicants and residents throughout each of the states in which we operate. We encourage, foster and support an affirmative advertising, marketing and rental program in which there are no barriers to obtaining or enjoying housing because of race, color, religion, sex, handicap (disability), familial status, national origin or any other class of persons recognized under any applicable federal, state or local laws, rules or regulations. In addition, it is TechRealtyRentalsLLC policy to make reasonable accommodations for persons with disabilities in accordance with applicable fair housing laws.*

Renters Insurance

- *Residents are required to carry a minimum of \$100,000 Property Loss and Person Liability Insurance coverage. In addition, we ask that you identify TechRealty LLC as a “Party of Interest” or “Interested Party” (or similar language as may be available) on the renter’s liability insurance policy. Proof of this coverage is required at lease renewal/or time of possession. Waterbeds will only be allowed with proof of fully paid insurance for the term of the lease.*

Application Does Not Create a Lease

- *This application, even if accepted, shall under no circumstances be considered a lease agreement between Applicant and Landlord, or an offer to lease. No lease shall exist between Applicant and Landlord unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, security deposits, and rent.*