

Application Screening Criteria--Metro4Rent Properties, Inc Updated 2020-08-03

Requirements:

- Positive identification with picture.
- An application for each adult; unfavorable information for any individual applicant may result in denial of all applications for the group.
- Maximum occupancy of no more than two (2) people per bedroom.
- A three year residency history.
- A three year employment history.
- Personal References.
- Verifiable gross monthly income that is 2.5 times the amount of rent. Verifiable income may mean, but is not limited to, employment income, alimony/child support, trust accounts, social security, grants or student loans.
 - Self employed applicants will be asked to provide proof of income such as previous years' tax return, and current bank statement (s).
 - Section 8 or other Housing Assistance Program recipients must provide proof of voucher, and estimated voucher rent as income requirements are based upon the participant's portion of the rent.
 - Retired applicants or Students may be asked to provide verifiable income in addition to bank statements.
 - Other applicants will be considered if ability to pay rent is demonstrated.

You may be asked to pay a higher security deposit (up to 1.5 times rent) for the following:

- No credit or poor credit.
- Less than one year of rental history.

You will be denied tenancy and will forfeit your application fee for any of the following:

- Current/pending criminal charges
- Any misdemeanor offense for which the date of sentencing is within 3 years of application receipt date.
- Any felony offense for which the date of sentencing is within 7 years of application receipt date.
- Credit score below 500
- Withholding of credit history in bad faith
- Past due credit over \$1000
- Property debt over \$500 on credit report
- Bankruptcies that have not been discharged; chapter 13 bankruptcies without repayment plan.
- Judgment of restitution (eviction) within 3 years of application receipt date.
- Outstanding balance to landlord.
- Lease violations(s) that resulted in with-cause termination.

We do not discriminate on the basis of age, color, religion, sex, handicap, national origin, familial or marital status, sexual orientation, sexual identity of source of income. Applications are accepted online at metro4rent.com and once they are fully completed, are processed on a first come, first served basis, after open application period. We accept the first qualified household.