



REALTYONEGROUP
PROSPER

Lease Applicant Qualifying Criteria

Requirements:

- Completed RentSpree application for every person to reside in home over the age of 18 years old, along with this form signed by all applicants.
- Non-refundable application fee (see MLS for amount). \$38 fee paid directly to RentSpree upon completion of application and the remaining must be paid through Venmo. Each application must include the fee to be considered complete.
- Proof of Income (see below).
- Color Copy of Photo ID or Driver's License required for each applicant.

Qualifying Criteria:

- At least one year of verifiable rental history or mortgage history. History must not have any evictions, lease violations, or insufficient fees and/or minimal late pays. Rental history coming from any family member is not acceptable. If no rental history, then a guarantor may be requested to co-sign (if allowed by the landlord).
- Gross monthly income required of 3 times the rent per applicant or combined if married. Combined income for roommates may be acceptable for some landlords. Consult with listing agent before applying.
- Income must be verifiable via paystubs (most recent 30 days) or tax returns (if self-employed/commissioned).
- Bank statements may be considered, depending upon circumstances. Additional security deposit may be required.
- Modern Roots Realty Group brokered by Realty ONE Group Prosper uses RentSpree.com or a similar background check company to obtain credit and criminal report. RentSpree provides us with a Resident Score, similar to credit score ratings. The required minimum score is 580 or above for approval. If below 580 or if the applicant's credit score is below the landlord's minimum threshold, then additional factors such as co-signors score or additional security deposit may be considered.
- Criminal history will be verified and registered sex offenders are an automatic denial along with convictions of violent crimes. Convictions involving DWI or illegal substance may be considered. A letter of explanation will be required and additional security deposit may be required. Owner reserves the right to deny based on this as well. Please consult with listing agent prior to submission of application if this pertains to you.
- PETS: Each landlord/owner will determine pet acceptance on a case by case basis. It is encouraged you submit a photo of the pet(s) with details of the pet on the application. We reserve the right to deny all dangerous breeds of dogs as provided by homeowner insurance companies. Additional pet deposit required. See MLS sheet for details.

_____ -Signature of Applicant _____ -Date

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