



# SMART Rental Qualifications

***The following are Southwestern Management And Realty Team's (SMART) guidelines for renting a property through SMART. Each and every application will be reviewed by a member of SMART and could be adjusted depending on credit/income and the application itself.***

## **Rental Qualifications:**

Applicant MUST be at least 18 years of age or older and application fee of \$50.00 per person is non-refundable.

## **Credit:**

Minimum score of 600 (see FICO score sheet)  
No "EVICTIONS" in the past 5 years  
No utility collections (gas, water, power)

## **Income Verification:**

Income MUST be 3 times the monthly rent. If applicant has poor credit but good income, then it is based at 4 times the monthly rent.

Must be verifiable

Must be with current employer for at least 6 months

**\*\*If self employed—CPA financial statements and/or tax returns are acceptable.**

## **Employment History:**

***(you could be required to show proof if requested, paycheck stubs)***

Verifiable employment history for the past 3 years

**\*\*If self employed/retired/not employed—can verify income with signed tax returns and/or bank statements)**

## **Rental History Verification:**

Verify for the past 3 years

Must provide; Landlord Names, and phone number, email (if available) on the online application

## **Criminal Background Check:**

**SMART does check—Criminal, Sex Offender and Terrorist database**

NO sex offenders

NO crimes—violent crimes, prostitution, domestic violence, possession of weapons or illegal drugs

## **Pets:**

***MUST 30 pounds and under and absolutely NO VIOLENT BREEDS—ASK SMART FOR THE PET POLICY***

2 pets max

NO ferrets, snakes

NO dangerous, poisonous or illegals pets

NO aquariums larger than 10 gallons

**Emotional Support pets are NOT considered Service Animals and not under ADA laws.**

***SERVICE ANIMALS ARE OF COURSE ACCEPTED BUT WILL REQUIRE THE PROPER DOCUMENTATION.***