



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 illegal 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 PROPERTY DOCUMENTATION.