



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. Please be truthful!

Rental Qualifications:

Applicant MUST be 18 years or older and application fee is \$65.00 per person and is non-refundable.

Credit:

Minimum score of 650

No EVICTIONS in the past 5 years

No utility collections (gas, power water)

Income Verification:

Income MUST be 3 times the monthly rent for good credit 650+ and 4 times if applicant has poor credit but good income.

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, etc.)

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 be 30 pounds & under & absolutely no violent breeds—ask SMART for the Pet Policy

2 pets max

NO ferrets or snakes

No Dangerous, poisonous or illegal pets

NO aquariums larger than 10 gallons

Emotional Support pets are NOT considered a Service Animal and not under ADA laws.

SERVICE ANIMALS ARE OF COURSE ACCEPTED AND WILL REQUIRE THE PROPER GOVERNMENT ISSUED DOCUMENTATION.

3650 N. Rancho Drive, Suite 112 | Las Vegas, Nevada 89130 |

Office: 702.750.9725 | Fax: 702.974.0191 | www.managevegas.com