



# 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 \$85.00 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

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

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