



Residential Rental Criteria

The Following are standards of what will be used to judge your application for tenancy. You must meet the following standards in order to qualify for a rental under our management. Applicants are judged on the same standards, one person or family at a time, on a first come/first serve basis. Boardwalk Property Management is committed to equal housing opportunity. We do not discriminate against anyone on the basis of race, color, religion, sex, handicap, familial status, or national origin.

Each applicant over the age of 18 is required to pay an application fee. The application fee is NON refundable and shall be paid prior to verifying any application.

- **Employment Requirements:** Employment will be verified. At a minimum, employment history should reflect six months with current employer and/or six months with previous employer. Recent graduates must provide proof of enrollment or graduation. Self-Employed applicants must provide a current CPA-prepared financial statement or most recent tax return.
- **Income Requirements:** The combined gross income of all persons living in the rental must be 3 times the monthly rental rate. Applicants that do not meet the above employment or income requirements must provide a cosigner and/or savings account statement showing a minimum balance equal to 12 months of rental payments.
- **Rental History:** Applicants must provide name, address, and dates of tenancy for previous landlords for two years. An application will not be approved if there are any previous evictions, defaults in lease agreements, untimely rental payments, or outstanding balances owed to another landlord.
- **Credit History:** Your credit must reflect that all accounts are current. Application for tenancy will be denied if you have filed bankruptcy within the past 18 months. Any bankruptcy must have been discharged at least one year from the date of application. All collections accounts must show as being paid in full. Applicants with past due accounts and collections can qualify with payment of the rental deposit plus the first and last month's rent at lease signing.
- **Criminal History:** Your application will be rejected if you have been convicted for any type of crime that would be considered a serious threat to the rental property, other residents or neighbors.
- **Students:** Full-time students can qualify with written verification of financial aid, parental support, scholarships, and/or supplemental savings equal to 12 months of rental payments.
- **Maximum Occupancy:** There can be a maximum of 2 persons per bedroom in the property. No pets are allowed unless otherwise specified. 3 unrelated adults allowed per residence.