

# Application Criteria

When applying for a property through Avenue One please be prepared to pay the application fee of \$50. In addition to the rental application, you will also be required to provide a copy of a valid form of identification and proof of income.

## REQUIREMENTS TO BE APPROVED THROUGH OUR SCREENING:

Before completing your application to rent a property through Avenue One, please familiarize yourself with the following requirements.

Every person living in the unit, 18 years of age or older must submit an application.

Applicants must meet specific criteria. In order to be approved you must have a good credit rating. Over 700 meets our guidelines, between 650-700 is marginal and may or may not be approved. A credit score under 650 will not be considered under any circumstances. Your credit report may be accessed through any of the three credit reporting agencies, Experian, Equifax and TransUnion.

We do not accept tenants who have had an eviction, are a sex offender, or terrorist. Public Records will be accessed for review.

You must have good landlord and employment references, and must have verifiable gross income of at least three times the rental rate. Pay stubs will be used to access this information. We do not accept "Portable Screening Reports", you must be screened through this process provided by Avenue One.

**COVID-19 exception:**

Landlords are prohibited from taking an adverse action against a tenant based on eviction history occurring during or within six months after the end of the civil emergency which began on March 3, 2020, and extended until September 30, 2021.

**HOLDING DEPOSIT:**

We operate on a "first come first serve" basis. The first applicant to pass our screening process is first in line for the property. In room-mate situations, we consider all occupants over the age of 18 to be the applicants for the property. All applicants must have completed the screening process in order for the "applicant" to have completed the process. Once

your screening has been approved you must submit the holding deposit and sign a receipt and disclosure document within 48 hours in order to hold the property, otherwise we will continue to accept applications from other parties. If you have a specific reason why you cannot complete and submit your application with the 48 hour time frame please contact us to request additional time.

#### **AGENCY RELATIONSHIP:**

Applicant is aware that the parties negotiating this tenancy are not the property owners(s) but are acting as Agents for the property owners. To further understand the agency relationship, the Law of Real Estate Agency pamphlet is available for your review and by your agreement can be accessed online at [www.avenueoneresidential.com](http://www.avenueoneresidential.com). Click on the forms tab.