

Screening Criteria

Please be prepared to pay the application fee as outlined in our policy, \$60 per applicant, this fee is nonrefundable. In addition to completing this rental application, you will also be required to provide a copy of a valid form of identification and proof of income.

Fair Housing: We follow all Fair Housing Laws; you may view a summary of these laws on our website at <https://www.avenueoneresidential.com/resources/>

CRITERIA

REQUIREMENTS TO BE APPROVED THROUGH OUR SCREENING PROCESS: Before completing your application, please familiarize yourself with the following requirements: Every person wishing to reside in the unit, 18 years of age or older must apply. Applicants must meet specific criteria. To be approved, you must have a credit score of 700 or higher. A credit report indicating N/A (no information) will not be approved. Your credit report may be accessed through any of the three credit reporting agencies, Experian, Equifax or TransUnion. We do not accept tenants who have had collections, slow pays, an eviction, are a sex offender, or are on any terrorist watch list. Public Records will be accessed for review. You must have positive landlord and employment references and must have verifiable gross income of at least three times the rental rate. Pay stubs, year-end tax statements, investment account statements and other forms of proof of income may be used to verify this information. We do not accept cosigners. We do not accept "Portable Screening Reports", you must complete an Avenue One application and be screened through our process.

HOLDING DEPOSIT:

We operate on a "first come first serve" basis, and follow the First in Time law. The first applicant to pass our screening process is first in line for the property. In roommate situations, we consider all persons 18 years of age and older to be the applicants for the property. In households with multiple applicants, all members' applications must be completed for the group to be considered for tenancy. Once your application has been approved, you have 48 hours to submit a holding deposit and sign the receipt of funds and disclosure document to hold the property, if we do not receive the holding deposit within 48 hours we will move forward with the next applicant in line.

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 online at <https://www.avenueoneresidential.com/resources/>