***APPLICANT SCREENING POLICIES***

***We offer application forms to everyone who inquires about our available rentals.***

***We review completed applications in the order in which they are receive.***

***We may require up to two business days to verify information on an application.***

***If we are unable to verify information on an application, the application may be denied.***

**1. COMPLETE *APPLICATION***

Each person over 18 years of age must submit a completed applications.

All required supporting documents and fee must be presented along with the completed application.

**We will not accept incomplete applications.**

Our units are first come first serve. We do not keep a wait list.

***2. IDENTIFICATION***

Applicants must provide two pieces of identification. One must include a photograph (such as a state issued ID card-Driver’s License) and Social Security Card.

***3. SUFFICIENT INCOME/RESOURCES***

Gross household monthly income should be at least 3 X the rent (Before Taxes).

Income shall be verifiable by 3 months of current pay stubs, employer contact or 3 current complete month's bank statements showing consecutive income direct deposits. Applicant must be out of probationary period.

***PRIOR RENTAL HISTORY***

Rental history of 1 year must be verifiable from unbiased/unrelated sources.

Applicants must provide us with prior landlord history and contact information. We reserve the right to deny if we are unable to verify after a good faith effort or if the rental history is not great.

***CREDIT/CRIMINAL/PUBLIC RECORDS CHECK***

A credit check and criminal/public records check will be performed on all applicants.

**All applicants are required to have a credit score rating of 650 or better.** Any negative/derogatory reports may result in denial of applicants, regardless of credit score.

Application fees are **$30.00 per adult** 18 years of age and older. **Screening fees must be paid with money order or cashier's check only** when submitting the application. Make checks payable to the Property you are applying for.

**Applicants may be denied for any reasons listed above as well as conduct, including interaction and treatment of staff or inability to provide deposit fee and move in-costs at time of acceptance.**

***No cash or personal checks accepted for screening fees or move-in costs.***

***By signing below, I acknowledge that all information on this application for tenancy is true and accurate, hereby authorize inquiries necessary to evaluate the application for accuracy and credit standing. It is acknowledged that incomplete, inaccurate or falsified information shall be grounds for denial of the application or subsequent termination of tenancy upon determination of such falsified data.***

***By signing below, I am giving Ish Properties representative my permission to verify information made available by any and all sources or agencies for screening purposes, either during the application process or if approved, during occupancy.***

***Printed Full Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_***

 ***Applicant Signature: Date:***