Application Process & Screening Criteria

Landlord is committed to equal housing and we fully complies with the Federal Fair Housing Act (FFHA). Landlord does not discriminate against any person because of race, color, religion, sex, handicap, familial status, national origin, or age. Each occupant over the age of 18 must submit an application at besnik.kraja8@gmail.com and pay the TransUnion screening fee at mysmartmove.com. Only small pets allowed up to 20lb. Pet deposit is 300$ non-refundable. Applicants are required to pre-screen themselves with the following criteria and will need to meet the requirements below:

- Verification of Provided Identification
- Credit History Review and Verification
- Review and Verification of Rental History
- Review and Verification of Income for Each Applicant
- Review and Verification of Employment History
- Criminal Background and Terrorist Database Search

- **Identification**
- Each applicant is required to provide a copy of a legible Government issued photo identification card.

- **Income Verification**
- Income should be at least three (3) times the monthly rent and verifiable from an unbiased source: employer through pay stubs, tax returns, and/or bank statements. Self-employed income may also be verified with a CPA-prepared financial statement or tax returns. Your employment history should reflect at least 6 months with your current employer. Transfers or relocations must have correspondence showing an accepted job offer. Any verification fees required by the employer must be paid by applicant.

- **Employment**
- Landlord requires verifiable employment history for at least the past three (3) years. You must be a permanent employee (not temporary or probationary). If you are self-employed, retired, or not employed, such documents as signed tax returns (2 years minimum), bank statements, etc. that provide proof of applicant's ability to pay the rent can be accepted. If military, a current copy of your LES is needed. If you are active-duty military, you must be on an assignment that, to the best of your knowledge, will allow you to complete an initial 12-month lease.

- **Residence History**
- Verifiable residence history for at least three (3) years whether you currently own or rent is required. Applicants are responsible for providing information including the names, addresses and phone numbers, of Landlords with the dates of tenancy for the previous 3 years. Rental history must be verified from unbiased sources. Home ownership will be verified from a current credit report. Any evictions within the previous 3 years will be automatic grounds for denial. Broken leases will be considered on a case-by-case basis and an additional security deposit may be required.

- **Credit History**
- We will obtain a copy of your tenant credit score from TransUnion. Credit history should show that the resident has paid bills on time and does not have a history of debt “write-offs” or accounts that have gone into collection. Money owed to a previous landlord or utility company is cause for denial.

- **Criminal, Sex Offense, and Terrorist Database Check**
- We will check these databases for all occupants over 18. Landlord does not rent to any person required to register as a sex offender. Criminal backgrounds involving violent crimes, sex offenses, domestic violence and/or involving the possession/distribution of weapons or illegal substances are all grounds for denial of an application.