RESIDENT SELECTION CRITERIA

Effective July 1, 2024

DTC Rentals, LLC does not discriminate against any person on the basis of race, creed, color, ancestry, national origin, age, sex, sexual orientation, gender identity, mental or physical disability, marital status, religion, class membership, organization membership and/or source of income.

To be eligible to reside at the property, all adults must fully complete a rental application. Any omissions, errors or falsifications may result in denial of an application or terminate the right to occupy an apartment. All applicants must be eighteen (18) or older at the time of move in or provide proof of emancipation. Applicants are selected on a first-come, first-serve basis if units are available as determined by the date and time the standard security deposit is received. All applications are subject to approval through an outside screening agency. Approval/Denial is based on a review of the following criteria:

Identification

Applicant(s) must have and provide a valid State or Government issued photo identification and Social Security number. If an applicant cannot provide documentation they can legally reside in the United States, the applicant will be denied.

Income

Annual household gross income or cash reserve must be a minimum of two and a half (2.5) times the annual rent per unit preferred. If income qualifications cannot be met, a qualified guarantor is acceptable (see below).

Employment

Applicant must be employed or provide proof of income. 3rd Party Verification of Employment is required through the Employer, the Work Number or Self Employment verification such as pay stubs or most recent tax record.

Residential History

Any applicant with an unpaid eviction will be denied. A record of poor housekeeping, disturbance of neighbors, destruction of property or other non-compliance with previous Rental Agreement or lack of supervision of residents unable to care for themselves will not be accepted.

Residence history for the previous 3 years will be verified, contacting the applicable number of prior property owners. If, one of the prior property owners does not respond the next prior property owner will be contacted to fulfill verifying 3 years of residence history.

If no rental history is available, good payment standing will be verified from 2 utility companies, including but not limited to:

1) Electric companies
2) Gas companies
3) Insurance companies
4) Cable/Internet companies
5) Phone companies

Credit History

Credit history will be verified through a service provided by a reputable vendor – Buildium Screening. Credit History for the last 7 years will be reviewed.

An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. All bankruptcies must be discharged. Items to be considered include:

1) The type of account
2) The age of the account
3) The credit limit
4) The frequency of bad accounts, liens, judgements
5) Any past due amounts/balance
6) The length of time balances have been outstanding
7) Recent credit performance versus historical credit performance

Applicants may be rejected for poor credit history, but not for a lack of credit history.

EQUAL HOUSING OPPORTUNITY

Security Deposit/Application Fee
A $50 non-refundable Application fee per application and the Standard Security Deposit are required to process an application. The total Security Deposit amount is conditional on the overall screening of the applicant.

Standard Security Deposit:	Equal to One Month's Rent
Other Conditional Options:	Standard Deposit AND Guarantor
	Standard Deposit AND three (3) month's rent paid in advance.

Criminal Check
Criminal history will be checked. A history of criminal acts or violent behavior which could adversely affect the health, safety or welfare of other tenants may be denied. Registered sex offenders will be denied.

The Owner has established a policy to reject all applications where the applicant or any household member has engaged in criminal activity. Applicants who meet any of the following criteria will not be accepted:

1) Record of any conviction or adjudication, other than acquittal, which involved injury to a person or property
    a. Misdemeanor 5 years
    b. Any Felony
2) Record of any conviction or adjudication other than acquittal for the sale, distribution or manufacture of any controlled or illegal substance
    a. Misdemeanor 5 years
    b. Felony 7 years
3) Record of any conviction or adjudication other than acquittal involving illegal use or possession of any controlled or illegal substance
    a. Misdemeanor 5 years
    b. Felony 7 years
4) Record of any current illegal user of a controlled or illegal substance
5) Record of any act constituting a threat to the health or safety of other individuals within 5 years
6) Record of any act resulting in substantial physical damage to the property of others within 3 years
7) Record of any act that interferes or may interfere with the peaceful and quiet enjoyment of the premises within 3 years
8) Record of any conviction or adjudication other than acquittal, for any sexual offense.
9) Record of any conviction or adjudication other than acquittal, which involved harm to a child.
10) Record of any conviction or adjudication other than acquittal, which involved harm to an animal.
11) Record of any conviction or adjudication other than acquittal of any felony in any state or federal court within 7 years,

Occupancy Limits
The following are the maximum number of persons which can occupy a specific size unit in accordance with city codes.

1 Bedroom	Two (2) occupants
2 Bedroom	Four (4) occupants
3 Bedroom	Six (6) occupants
4 Bedroom	Eight (8) occupants

Guarantor Requirements
Guarantor may be required if an applicant has insufficient income or conditional credit history. A $50.00 non-refundable Application Fee is required to process the credit screening of the Guarantor. A Guarantor's gross income or assets must be a minimum of $50,000 verifiable through tax returns, recent pay stub or other verification of income/assets and a minimum of 650 credit score.

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