

Aries Property Management

Rental Application & Qualifications Guidelines

Filling Out the Application:

A fully completed application packet includes all requested supporting documents, credit check fees, contact names, correct addresses, etc. The first completed packet submitted will be considered first.

A separate application must be filled out by each adult applying for the home, regardless of marital, family member, or other status. Applicants must be at least 18 years old.

Qualifications Based on Three Areas:

1. Income:

- a. The combined applicant(s) gross income is a minimum of three (3) times the amount of rent.
- b. Proof of employment and/or other income; a Year-to-Date paystub, W2 is most verifiable.
- c. Self employed or contractors must show actual consistent income via a minimum of six months of bank statements showing the deposits, and a job offer letter/contract if available.
- d. Other income, such as, child support, etc, accepted with court ordered document or other supporting document verification.
- e. Cash payments, 1040's, company letter stating income is not accepted as verifiable.

2. Credit History:

- a. Have a decent credit history showing applicant has been meeting financial obligations
- b. Prior Eviction, (UD), or an Open Bankruptcy are NOT considered
- c. Charge-offs and/or collection accounts are not desirable
- d. A prior Bankruptcy *may* be acceptable with proof of court ordered discharge, or dismissal.

3. Rental History:

- a. Provide accurate verifiable rental history, owner or property management company will be contacted and the property information verified via public record.
- b. If you have only ownership history, a mortgage in good standing is preferable
- c. We will work with prior foreclosure and short sale history as long as all other financial commitments have been kept up.

In the event of minor issues that might be work-able, the owner of the subject property will have final approval, and additional deposit will be assessed to offset the credit risk.

Application Submittal Checklist:

- Completed and signed application(s)
- Proof of income and employment attached
- Copy of photo ID, (after application approval and prior to signing the lease.)
- Cashiers check, money order, or cash for credit check fees (\$25 per each adult)
- Complete rental history with addresses and phone numbers
- Print this form, all applicants need to personally sign and date

I/We have read this form, understand it and agree with its contents.

Applicant: _____ Date: _____

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