



All applicants must be at least 18 years of age and have a valid state or government issued photo ID. TriVest Residential LLC supports and does business in accordance with The Fair Housing Act and is an equal housing opportunity. We prohibit the discrimination against any person because of race, color, religion, sex, handicap, familial status (having one or more children) or national origin. The following qualification standards will be required from every prospective resident.

### Qualifying Criteria

#### **RENT/INCOME RATIO**

- Monthly rent is equal to or less than 29% of applicant's income.
- Monthly rent is equal to or less than 17% of guarantor's income.

#### **CREDIT**

- Applicant has 71% or more credit accounts rated positive.
- Guarantor has 71% or more credit accounts rated positive.
- Applicant has no bankruptcy in the past 7 years.
- Applicant has no foreclosures in the last 7 years.
- Applicant has no tax liens, no legal items and no outstanding debt to previous landlords in the last 7 years.
- Applicant has positive check verification.
- Applicant has no electrical, gas, water or utility debt in the last 24 months.

#### **RENTAL HISTORY**

- Applicant has no outstanding debt to previous landlords in the last 24 months.
- Applicant has no eviction record in the past 84 months.
- Applicant has no skips in the past 24 months.

#### **CRIMINAL HISTORY**

- Applicant has no VCAP conviction records matched in the last 100 years.
- Applicant has no felony conviction records matched in the last 20 years.
- Applicant has no serious misdemeanor records matched in the last 7 years.
- Applicant has no record found in the registered sex offender database.

#### **Based on the final results of applicant screening, the following may be required:**

- Additional information.
- A guarantor may be required.
- Applicant may be required to pay the first months rent in advance and/or an additional security deposit.
- These amounts must be paid in full prior to move in.

I have read and understand the above qualifying criteria. I give TriVest Residential LLC permission to verify my rental application based on these guidelines. I understand that any false or misleading information given by me or my guarantor (if applicable) will be cause for immediate denial. I release TriVest Residential LLC and its representative from any liability due to rejection of my application based on the final result of their search.

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APPLICANT SIGNATURE

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DATE

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APPLICANT SIGNATURE

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