



## General Rental Criteria

### **Fair Housing Act:**

At Mission Real Estate Group, we take the Fair Housing Act and Non-Discrimination seriously. It is our goal to provide equal opportunity housing to all persons and we do not discriminate based on race, color, religion, gender, familial status, age, disability, or national status.

### **The following are general rental criteria typically used for consideration on all applications:**

- **Valid photo identification** – Driver’s license, state identification card, military identification, or passport for all applicants
- **Rental history** - Two (2) years good rental history is required, with no evictions; landlord names and contact information must be given;
- **Verifiable gross income** – Income should be three times the rent charged; three (3) most recent pay stubs must be submitted; if a new hire, submit on employer’s company letterhead the hire date, gross monthly income, signed by a company supervisor or officer; self-employed must submit last two (2) years’ 1099 forms or tax returns
- **Credit score** – Typically, a credit score of 620 or above will allow you to obtain a home lease with relatively little trouble.
- **Credit history** – Credit history must show that the applicant(s) has paid bills on time and does not have a history of delinquent accounts, collection accounts or debt write-offs; bankruptcy must be discharged for at least two (2) years
- **Criminal background check** – Residency applications may be denied for a criminal history of serious offenses including, but not limited to, murder, assault, robbery, kidnapping, sexual assault, rape, burglary, theft, forgery, and controlled substances or narcotics convictions
- **Pet restrictions** – Some property owners do not allow pets of any type, while others have restrictions on the type, size or number of pets allowed; no dogs less than one (1) year of age will be allowed; insurance companies have deemed some dog breeds as dangerous and the presence of those dogs will cause the owner of the property to have the insurance policy on the property cancelled; the following dog breeds have been classified by insurance companies as dangerous and unacceptable: **Akita, American Bulldog, Bullmastiff or Mastiff, Chow, Doberman, German Shepherd, Husky, Presa Canario, Pit Bull, Staffordshire Terrier, Rottweiler, and Wolf Dog or Wolf Hybrid, or any combination of these breeds**