

# Tenant Qualifying Criteria

With The St. Germain Group, LLC

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ALL applicants are subject to the same qualifying criteria across the board.

**\*\*Applications are serviced on *first come first serve* basis\*\***

- Applicants are 18(+) or legally emancipated
- Copy of State or Federally issued ID required
- Credit score of 550+
- Applicant gross monthly income equals 3x the monthly rent
- Positive employment and payroll verification
- No name and DOB matches in Sex Offenders Registry
- No outstanding debt exceeding 30 days to Utility Co./Cable Co./Internet Co./Phone Co.
  - Medical & Student Debt Exempt
- Number of occupants is limited to 2 people per bedroom
  - Any represented residential property with a septic system will follow the septic allowance
- Not all properties allow pets. Properties/Owners that DO allow pets may have limitations based on number of pets, size, and breed. (Restrictions based on breed are solely based on Owners Insurance Policy- not to discriminate your pets breed)
  - ALL residents with animals will supply a \$250 Non-Refundable Deposit per pet with an additional \$50 monthly fee per pet
  - Service Animals and Emotional Support Animals will not be charged a fee. You must provide a letter from a qualified individual or organization, confirming the details of such a support animal, must include breed, approx weight, and description of the animal. Any damage done by said Service/Emotional Support Animal will be charged to the tenant in full.
- Applicants have no violent natured, drug convictions, misdemeanors, or felonies within 3 years to date, Federal or Local.
- Applicants have no negative comments from previous landlords and references including but not limited to:
  - Consistent delayed or nonpayment of rent or required fees associated
  - Drug related issues
  - Breach of Pet Policy
  - Violent or harmful behavior that would distress the safety and peace of other tenants
- No evictions on Applicants record in the past 3 years

\*A \$60 application fee will be charged for all occupants over the age of 18 at the time of processing a request for rental property managed by The St. Germain Group, LLC and preliminary screening has been approved.