



## **General Rental Criteria**

### **Two years of Good Rental History**

No Forcible Entry & Detainers (Evictions) unless you have a verifiable documentation of landlord irresponsibility. However, a FE&D due to property damage by the resident will not be accepted under any circumstance. No history of any damage to the residence, or an outstanding balance due to a previous landlord. We can accept base housing as rental history.

### **Verifiable Gross Income**

Minimum of three times the rent charged on the residence. Section 8 vouchers and certificates may be accepted. The resident must meet the same criteria as those seeking non-subsidized housing.

### **Criminal Background Check**

Residency may be denied due to criminal history (see Criminal Background Criteria)

### **Credit History**

Credit history must show that the resident has paid bills on time and does not have a history of debt write-offs or accounts that have gone into collection. Residency may be denied due to poor credit history.

Contingent on your credit score, an additional Security Deposit will be required. All lease holder's credit scores are averaged. See below:

Credit Score below 500 will be declined

Credit Score 501-599: 2.0 times Security Deposit will be required due to Credit Score

Credit Score 600 or above: No additional Security Deposit will be required due to Credit Score



### **Maximum Occupancy**

Please note that these are the maximum number of people who may occupy homes with the number of bedrooms noted:

- 2 Bedrooms – 4 Occupants
- 3 Bedrooms – 6 Occupants
- 4 Bedrooms – 8 Occupants
- 5 Bedrooms – 10 Occupants

**Resident Liability Insurance:** ForeFront Property Management requires you to have Tenant Liability Insurance.

**Submit Valid Driver's License, State issued photo ID, or Government issued ID (Passport, Visa, PRC, etc.) for each Residential Lease Application submitted**

### **Criminal Background Criteria**

**Criminal Records MUST contain NO convictions of the following offenses within the time periods specified:**

### **Convictions Of Crimes That Disqualify For Residency For Lifetime**

- First or Second Degree Murder
- First Through Third Degree Assault
- Kidnapping
- First Through Fourth Degree Criminal Sexual Conduct
- Arson
- Harassment and Stalking
- Any currently registered sex offenders are disqualified from tenancy
- A Conviction in another jurisdiction that would be a violation of the above crimes



### **Convictions Of Crimes That Disqualify For Residency For 10 Years After The Completion Of Their Sentence**

- Third Degree Murder
- Second Degree Manslaughter
- Criminal Vehicular Homicide or Injury
- Simple or Aggravated Robbery
- Any Felony Drug or Narcotics Convictions
- False Imprisonment
- Carrying a weapon without a permit or any other weapons charge
- Felony Theft
- Felony Forgery
- Felony Burglary
- Terrorist Threats
- Felony Controlled Substance
- A Conviction in another jurisdiction that would be a violation of the above crimes

### **Convictions Of Crimes That Disqualify For Residency For 5 Years After The Completion Of Their Sentence**

- Non-Felony Violation of Harassment and/or Stalking
- Fourth Degree Assault
- Any Misdemeanor Drug or Narcotics Conviction
- A Conviction in another jurisdiction that would be a violation of the above crimes

**Signing this acknowledgement indicates that you have had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected.**