



Qualification Guidelines and Applicant Screening Policy

Effective June, 7th, 2018

All applicants must complete entire application in full prior to Modern Real Estate Services Inc. processing the application, including all phone numbers and prior landlord contact information. Please inform prior landlords and employers that one of our leasing professionals will be contacting them to verify the information and authorize them to release and confirm the information stated.

- All prospective tenants 18 years old and up must fill out an application.
- Each adult applicant is required to pay non-refundable credit report and processing fee of \$40.
- Applicant with prior evictions will not be accepted.
- Applicant's credit score known as FICO must be 635+ or more
- Applicant's gross income must be at least 2 ½ times the amount of rent.
- All income must be verifiable and documented. **We will require the followings:**
 - Most recent pay stubs (minimum of 2 month)
 - Current Driver license or Picture ID Card.
 - Income tax papers are required for all self-employed applicant and bank statement
 - Additional information or document may be requested to clarify certain information on your application.

- If you have filled bankruptcy in the last seven years, we may require a copy of your own bankruptcy.
- If your application is approved all move in fees (Deposit and Rent) must be paid in the form of cashier's check or money order **NO Cash or Personal Check.**
- Applications are processed on a first come first served basis.
- The rental unit will be rented to the first qualified applicant.
- Applicant with no credit history who meet all other rental criteria will be permitted to rent.
- All applicant are subject to property owner final approval.

