



Rental Criteria

The Resident Selection Criteria of Skyline Properties may be revised, modified, or updated at any time by Skyline Properties at the discretion of Skyline Properties. Applicants applying to homes inside homeowner's associations (HOAs) or other municipalities may be subject to additional qualification criteria. Residents under previous Landlord-Resident contracts currently occupying homes under Skyline Properties management herein does neither confirm nor guarantee that residents meet Skyline qualification standards.

Application

- All adults, 18 & older or considered to be adult deemed by law, are required to complete application in its entirety.
- By acknowledging the terms and conditions outlined in the Skyline Properties criteria, Applicant confirms all information provided is true and accurate. Any falsification or doctoring of documents results in an automatic denial.
- Applicants are required, unless otherwise noted, to pay a \$15.00 non-refundable application fee to authorize a background check and additional qualification processes.
- If Applicant is approved, a \$500 non-refundable holding fee will be required to reserve the property. The holding fee will be applied to your move in funds (excluding security deposit) at the time of move in. Applicant must pay the holding fee within 48 hours of approval as properties are not reserved until the holding fee is paid. If applicant reserves a property and does not move in within 14 days from application approval, the reservation fee is forfeit, and the property will be made available to other interested parties.
- All Applicants are required to furnish valid identification. Non-US citizens applying to a home may be required to present information acknowledging the individual's right to live in the United States through the duration of the lease term.

Equal Housing

Skyline Properties is pledged to the letter and spirit of all applicable state and federal fair housing laws, including, without limitation, the Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended), for the achievement of equal housing opportunities for all rental applicants and Residents throughout each of the states in which we operate. We encourage, foster and support an affirmative advertising, marketing and rental program in which there are no barriers to obtaining or enjoying housing because

of race, color, religion, sex, handicap (disability), familial status, national origin or any other class of persons recognized under any applicable federal, state or local laws, rules or regulations. In addition, it is Skyline Properties policy to make reasonable accommodations for persons with disabilities in accordance with applicable fair housing laws.

Resident Qualification Criteria

Any application that provides falsified or intentionally incorrect information may be subject to automatic disqualification. If an Applicant falsifies their application and/or supporting documentation, Landlord has the right to hold all deposits and fees paid to apply towards liquidated damages.

1. Standard Occupancy Guideline

- The maximum occupancy for Skyline Properties is two persons per bedroom, plus one additional occupant per home. Occupancy standards may vary by region based on local city, county, and state laws.

2. Age

- All persons 18 years of age & older that will be occupying the property need to complete an application.
- All persons occupying the property need to be identified in the application; this includes all minors under the age of 18.

3. Credit

- A review of credit history will be entered into a scoring model to determine creditworthiness.
- Applicant(s) may be subject to increased security deposit if no credit score can be obtained.
- Open bankruptcies may result in an automatic denial of the application.
- Applicant(s) are subject to further verification at the request of Skyline representative.
- Landlord may elect to accept pre-paid rent or qualifying Guarantor in instances where credit is deficient, and credit requirements cannot be met.

4. Security Deposit

- Applicants that are approved and wish to move forward with a lease are subject to paying a security deposit.
- **Security deposits may vary depending on the market, credit/risk score, other various qualification factors.**

5. Income

- **Combined household income must be equal to a minimum of three (3.0) times the monthly rent.**

- If a household has more than three (3) Applicants, Landlord will use only the 3 highest qualified incomes in calculating the combined household income.
- Applicants that do not meet credit scoring criteria will not be counted towards income qualification.
- **Employment: Applicants that are employed will be asked to provide proof of income for the past four (4) consecutive weeks unless otherwise advised by a representative of Skyline Properties homes.**
- Additional Income Sources: Social Security, Child Support, Disability, Retirement, and Bank Statements are accepted.
- **All income should be verified and evidenced by the source of income. If income is not verifiable, Skyline Properties may request additional information for verification.**
- Job Transfer/New Role: Applicants with an offer of employment or transfer of role from their existing employer is required to furnish an Offer Letter and/or Transfer Letter on employer letterhead confirming terms of compensation and start date. The letter should be signed and dated by the offeror.
- Landlord may elect to accept pre-paid rent or qualifying Guarantor in instances where income is deficient and cannot be met.

6. Guarantor

- **One (1) Guarantor per household is allowed.**
- Guarantor is subject to increased creditworthiness and must prove income of four (4) times the monthly rent or greater.
- Guarantor is required to sign and be held financially responsible to the terms outlined in the lease.

7. Rental History

- Prior evictions, filed or enforced, may result in an automatic denial of the application.
- Any outstanding debt/ judgment owed to any prior landlord may result in a denial.
- Landlord may request rental verification if rental history cannot be verified.
- **Each applicant is required to provide two years of residency history.**

8. Criminal History

- Each Applicant is subject to a criminal background check.
- Criminal histories presented through applicant screening report pertaining to weapons, drugs, violence, or any other act that poses a threat to household, neighborhood, vendors, Skyline employees, or the physical property itself, may result in a denial.
- Denied Applicants may request reconsideration of Landlord decision by providing additional information to assist Landlord in its review of criminal findings.

9. Credit Scores

- We will run a credit report on each applicant. If the FICO scores are below 600, the application may be immediately denied.

10. Pets

- Applicant is subject to a pet fee per pet. This fee may vary by Market, Homeowner's Association, or Local Ordinances.
- Unless at the written approval from the Landlord, no more than three (3) pets are allowed in the home.
- Unless deemed restricted by local city or county ordinance, pets are allowed.
- Some dog breeds are restricted. Restricted breeds include Pitbulls, Rottweilers, German Shepherds, Doberman Pinchers, Staffordshire Terrier, Akita, Wolf-Hybrids, or any mix of the listed breeds.
- Assistive Animals for persons with disabilities are not considered to be pets and are not subject to the pet restrictions bestowed in this section. Assistive animals require Landlord's advanced written authorization.
- Exotic and/or poisonous animals are not permitted regardless of whether the animal is a pet or an assistive animal.

11. Vehicles

- No more than four (4) vehicles are permitted.
- Vehicles must be operational have current registration up to date.
- Additional HOA restrictions may apply to number of vehicles, commercial vehicles and allowed parking locations.

12. Renter's Insurance

- **Residents are REQUIRED to carry a minimum of \$100,000 Property Loss and Personal Liability Insurance coverage.** In addition, we ask that you identify Skyline Properties as a "Party of Interest" or "Interested Party" (or similar language as may be available) on the renter's liability insurance policy. Proof of this coverage is required at lease renewal and/or time of possession.

13. Denied Applications

- If an Application is denied, Landlord or Landlord's agent shall within ten (10) days or upon written request of the Applicant, state the basis for said denial to Applicant.

Application Does Not Create a Lease

This application, even if accepted, shall under no circumstances be considered a lease agreement between Applicant and Landlord, or an offer to lease. No lease shall exist between Applicant and Landlord unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, security deposits, and rent.

FCRA Compliance

Landlord is required to obtain written permission from applicants or tenants may show that Landlord has permissible purpose to obtain credit reports. Adverse action, any action by a landlord that is unfavorable to the interests of a rental applicant or tenant; will be given to the applicant or tenant as a notice of that fact in writing or electronically. Any consumer report that is printed will be securely disposed in the event further information may be evaluated by representatives of the Landlord.

Applicant hereby acknowledges the above criteria and is subject to said criteria. By signing below, Applicant agrees to credit, criminal, and rental history background along with income verification performed by representatives on behalf of Skyline Properties.

Dated: _____

Tenant: _____

Tenant: _____