



1123 Florida Ave., St. Cloud, FL 34769

Office - (321)222-9262 Fax – (321) 275-4796

TENANT CRITERIA

Each person 18 years of age or older that will be residing in the property is required to complete a separate rental application and to be listed on the lease.

To qualify for a property, the following items will be considered:

- Credit history
- Household income should be at least 2.5-3 times the monthly rent and must be verifiable
- Must have satisfactory rental references from at least two prior landlords or for at least the past two years. If you have ever been evicted or sued for any lease violation, we will reject your application. Negative accounts with previous landlords or management companies are also subject to denial.
- The criminal background check is the last step in our screening process. If applicant meets all other criteria then we will perform a criminal background check. We will not approve applicants with the following information in their background screening:
 - Crimes against children
 - Violent or drug related felonies
 - Felonies committed within the last 10 years, imprisonment for felonies within the last 5 years
 - Crimes against landlords or rental properties
 - Convictions or pleas to any crime involving metal theft, vandalizing properties, or otherwise damaging properties
 - Arson convictions or pleas
- No Current Chapter 13 Bankruptcies, Chapter 7 Bankruptcies must be discharged a minimum of a year.