



QUALIFYING CRITERIA TO RENT

We are delighted that you are interested in leasing a dwelling with Denali Real Estate. To assist you in making your decision, we have outlined the criteria for qualifying as a resident for one of our managed rental properties.

It is our policy to actively pursue and offer equal housing opportunities to all persons regardless of race, color, religion, sex, national origin, disability, familial status and any other class added by State or Federal housing regulations.

All applicants must meet the following qualifying criteria:

1. The rental application must be completed fully and accurately to determine eligibility. A separate rental application must be completed, dated, and signed by each adult applicant and all co-applicants.
2. Each applicant must provide a government-issued photo identification and Social Security card. These may be photocopied or a copy must be provided.
3. All persons leasing a rental dwelling must be of legal age to sign a contract. All occupants, dependents, pets, and emotional support or service animals that will be residing at the property must be listed on the application.
4. For single household applicants, the gross income-to-rent ratio used to qualify applicants is three (3) to one (1). This means the gross (before taxes) monthly income must be at least three times the monthly rent amount. For applicants from two households applying for one rental home, the total combined gross income-to-rent ratio used to qualify applicants is four (4) to one (1). For applicants from three or more households, the total combined gross income-to-rent ratio will be determined on a case-by-case basis and will not be less than five (5) to one (1).
5. Employment and monthly income must be verifiable. Copies of at least one (1) month of pay statements must be provided. If self-employed, a profit and loss statement and two prior years' tax returns must be provided.
6. Applicants must have verifiable employment of at least thirty-six (36) months with one or more employers or if retired, must show proof of retirement benefits shall continue during the term of the lease.
7. Applicants must have verifiable residency of at least thirty-six (36) months with a good payment and rental history, or thirty-six (36) months of mortgage history if a homeowner. If applicable, proper notice (typically 30 days) to vacate must be given to the previous landlord.
8. All applicants must have a favorable credit rating. Applicants with no credit history will be required to have a co-signer if allowed by the property owner. Applicants will not be accepted with derogatory credit records related to unpaid collection accounts, judgments from utility companies, previous landlords, or unpaid child support unless a verifiable payment plan is provided.
9. Discharged bankruptcies, medical bills, or paid collections/judgments may not count against you, as long as your recent payment history is satisfactory and the requested documentation can be provided.
10. The maximum occupancy per dwelling unit is based on two persons per bedroom: One-bedroom = two persons, two-bedroom = four persons, three-bedroom = six persons, etc.
11. Criminal background histories will be reviewed and considered on a case-by-case basis. Factors such as the time elapsed since conviction(s), the nature of the crime(s), and rehabilitation efforts will be considered.
12. In the event that any of the above qualifying criteria are lacking in areas such as income, length of time with the current employer, or credit score, the landlord may, at their sole discretion, allow a co-signer as a condition for acceptance. Co-signers must meet all qualifying criteria and be signers on the lease agreement. To qualify, a co-signer must be able to cover their own bills plus the rent of the applicant.

I HAVE READ AND UNDERSTAND THE ABOVE RENTAL CRITERIA.

Applicant Signature: _____

Date: _____

Applicant Signature: _____

Date: _____

