



Rental Criteria

The following procedures were created to ensure all applicants are treated equally.

Real Estate Outlet Plus Property Management strictly adheres to all Federal and State Fair Housing Laws. If you feel you meet the guidelines for qualifying, we encourage you to apply. Every person 18 years of age or older **MUST** complete a separate rental application.

Fully completed application packages are processed in the order they were received. The first applicant to meet the rental criteria will be approved. Only fully completed application packages will be processed.

An incomplete application package will not be processed.

A fully completed application package will include:

- Fully completed application (all requested information must be provided)
- Proof of income (example list below under the heading "Financial Standard")
- Pay \$40 Non---Refundable screening fee per application
- Copy of your ID below are the rental criteria we use to screen applications:

Financial Standard---

Applicants must make a combined minimum 2.5 times the monthly rent in gross Income as a household, to be considered. Applicants must provide verification of legal income sufficient to meet the rent to income ratio. Examples of verification include, but are not limited to, last two paycheck stubs, payroll print out from employer, previous year's personal tax return, last 2 personal bank statements, proof of government income (such as Social Security, disability, welfare, etcetera), proof of retirement income, liquid assets (e.g. savings/bank account, stocks), proof of spousal and/or child support, or any other legal, verifiable income.

Credit Check---

We must run our own credit check and cannot use outside reports.

Move In Timeframe---

Applicants move in date must be within 2 weeks from the date the property is available. Please check the available date listed on the advertisement. If there are multiple applications on a property, your move in date must be within 2 weeks of the available date, in order to qualify to be processed first. If you require a move in date outside of 2 weeks from the available date, it must be approved in writing by management. If you have not seen the property, you must notify management at time of application.

Application Screening---

We use a qualified scoring system to qualify the applicant for the property. Please see the matrix we use on page 2.

Criminal Background---

Any conviction in the last 7 years, where the offense was for trafficking of narcotics or a charge that could make you a threat to persons or property may be grounds for denial.

Pets---

Please check the advertisement to confirm if pets will be considered. Your application may be subordinated to other applications received, if other applicants do not have pets. Please attach a photo of your pet for our file. An additional deposit or "pet rent" will be required. Any negative references from previous landlords regarding pets will be grounds for disqualification. The pet must have never hurt someone. By applying for a property, you certify that your pet has never hurt another person and is not a threat to others. Service animals are not considered pets.

We cannot rent to the following breeds (or any mix of the following):

Doberman	Mastiff	Boerboel	Rottweiler	Pitt Bull and similar	Terrier breeds
American Bulldog	Presa	Canario	Chow	Husky	Bandog
Dogo Argentino	Akita	Fila Brasileiro	Wolf Hybrids	Tosa	Inu German Shepard.

Smoking---

Smoking is not allowed inside any of our properties.

Co---signors---

Co---signors may be considered if an applicant is conditionally approved. Co---signors must submit a complete application, a copy of their ID, pay \$40 screening fee, and provide proof of income. The co---signor must earn a minimum of 3 times the rent in gross income by themselves and have a 700+ FICO score.

Rental Application Verification

(To be completed by Mgmt)

This is how we score your rental application.
Please ask us if you have questions about the process.

App(s) Complete _____ Proof of income _____ ID _____ \$40 per app _____

Name of Applicant: _____

Rating Category

Credit (F.I.C.O.) Score	0 <624	1 625-674 New/No Credit	2 675-699	3 700+	
Payment History	0 3+ Delinquent	1 2 Delinquent New/No Credit	2 1 Del.	3 0 past due or SS or Forcl. only	
# of Collections (Excl. Student Loan and Medical)	0 3+	1 2 Collections or No/ New Credit	2 1 Collection	3 0 Collections	
Rent to Income Ratio (Rent/total household income)	0 40% +	1 33%-39%	2 28%-32%	3 27%-	
Late Rent or NSF (last 12 months or most recent rental reference available)	0 3+ or Can't verify	1 2	2 1	3 0	
Automatic Denial	Eviction	Neg Reference from Landlord	Incomplete Application	Collection or Judgment from Landlord	Non Discharged BK

*We must be able to verify rental references. If applying with roommates, we use a weighted average Ex #1: 3 roommates (2 approved & 1 conditionally approved) = Approved / Ex #2: 2 roommates (1 approved & 1 conditionally approved) = Conditionally Approved. If any applicant is conditionally approved and another application is received by management, the other application may be processed and most qualified application approved.

Approved applications have 24 hours to sign lease and pay deposit or we move on to next application.

9+, no pets=	Approved with minimum security deposit
9+, with pet(s)=	Conditional Approval subject to owner OK (Increased Security Deposit or Pet Rent)
6-8=	Conditionally approved with double security deposit or qualified co-signor (If pets, subject to owner approval with increased security deposit.)
5 or less=	Application denied. May consider qualified co-signor.

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