



## A P P L I C A T I O N   C R I T E R I A

Thank you for your interest in applying to rent a Green Light Property Management property! We are seeking long term, high quality residents. Our commitment is to provide our tenants with excellent service and a superior experience. Please read the below information and instructions fully.

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- 1) Your gross income should be at least 3 times the monthly rent. We do combine all adult's income. If the income is less than 2 times, it will result in this application being automatically denied.
  - 2) At least one applicant must have a credit score of 550 or above. Applicants with lower scores may be approved on a per case basis with a higher security deposit.
  - 3) Your debt to income ratio (DTI) should not be above 45%. Your DTI = all monthly debt payments plus the monthly rent amount.
  - 4) Felony convictions may result in the application being denied.
  - 5) If you have had any evictions at any point in time we may deny your application; if you had 2 or more evictions at any point in time this is an automatic denial.
  - 6) If you have an open collection from a landlord or property management company, this is an automatic denial.
  - 7) We do not allow more than 3 unrelated adults in a rental home.
  - 8) A valid government-issued photo ID is required from all applicants.
  - 9) If ANY information is found to be false, the application will be denied.
  - 10) Security Deposits may vary depending on credit score and rental history.
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### **Pet Policy:**

Please confirm the pet policy for this property. If pets are allowed for this property, note that we do have breed and age restrictions on dogs that we must follow as a company policy. You can view our company pet policy here [www.GreenLightPropertyManagement.com/pet-policy](http://www.GreenLightPropertyManagement.com/pet-policy).

### **Smoking:**

NO tobacco smoking is allowed inside of ANY of our rental homes.

### **Move-in cost:**

Please refer to our move-in checklist for the typical move-in expenses and fees. If in doubt, we recommend you to call our office to clarify your questions about your move-in expenses prior to submitting an application.

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### **Next Steps:**

Each occupant, age 18 and above, must complete an individual application and pay a NONREFUNDABLE application fee of \$45 per adult. Application fees must be received BEFORE the application can be processed.

- 1) An incomplete application will delay the process and may result in another applicant being approved while we wait for your information.
- 2) Once we receive your completed application we will have it fully processed and notify you of the results typically within 48 business hours of receipt.
- 3) If approved, you will need to sign the lease AND pay the security deposit for us to take the property off market. Until then, we may approve another application and withdraw our lease offer to you.
- 4) We will process ALL applications and approve the most qualified one. If you are approved but the house is no longer available, you may apply your pre-approved application towards any of our other properties within 60 days WITHOUT having to pay an application fee again.