



NEW TENANT QUALIFYING CRITERIA

We appreciate your interest in a Joa Realty property. We are actively working to provide and maintain the best services possible while you are here. Listed below are our common guidelines for applicants, so please read as incomplete application packages will not be processed.

1. Each applicant 18 or over must complete a separate application, dated, signed, and filled out completely. Each application must be submitted with a \$50.00 NON-REFUNDABLE processing fee. (See attached form)
2. Security deposit must accompany any application. All application fees and deposits must be paid by **CERTIFIED FUNDS**. The deposit will be refunded if the applicant is declined.
3. Each applicant must provide a valid state-issued photo ID (Drivers License or government photo ID) and social security card along with application.
4. Applicants must have verifiable credit history or have current rental history for a minimum of two years. Applicants must also have acceptable payment history with no past due balances.
5. Applicant's income must be verifiable with the gross monthly income of at least 3 times the monthly rent amount. Other income sources must be verifiable with bank statements, recent tax returns, pay stubs, or certified letters. Unverifiable income will not be accepted.
6. Bankruptcy, evictions, and lease violations may require an additional security deposit for approval.
7. Applicants may be denied occupancy for the following reasons, but is not limited to:
 - Incomplete, inaccurate, falsification or unverifiable information
 - Unsatisfactory credit history as determined by Joa Realty
 - Criminal history by applicant or by any other occupant
8. If a pet is allowed, they are subject to an individual non-refundable deposit.
9. If you give any false information during the application process, we may reject this application, retain all application fees and deposits as liquidated damages for our time and expense and terminate your right of occupancy.

Joa Realty
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IMPORTANT NOTICES

If we are unable to verify any part of the above qualifications within 5 business days from the date of submitted application, the application may be rejected and only the deposit will be refunded.

Joa Realty conducts business in accordance with the federal, state, and local guidelines and does not knowingly discriminate against any person because of race, color, national origin, religion, familial status, mental or physical disability, status as a student, sexual orientation, or age.

I, the undersigned, have read, fully understand, and agree to the above rental qualification criteria.

Applicant Date

Applicant Date

Applicant Date

Applicant Date