HomePros MANAGEMENT

Rental Qualification Criteria and Rental Requirements

Before submitting your rental application, please review the following eligibility requirements and responsibilities. Application fees are non-refundable. Failure to meet these requirements may result in denial of the application. At HomePros Management, every application is reviewed using the same qualification standards and in accordance with all applicable federal, state, and local Fair Housing laws. Each application is evaluated based on the overall qualifications of the applicant, such as income, credit, rental history, background screening, and the ability to meet the lease obligations. Meeting the minimum qualification standards does not guarantee approval. Likewise, an applicant is not denied based on any single factor unless otherwise stated in this policy.

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1. Identification Requirements

Each applicant must:

- Be at least 18 years of age.
- Submit a completed rental application.
- Provide valid government-issued photo identification.
- Authorize verification of income, credit, rental history, employment, and background information.

Every occupant who is 18 years of age or older must complete a separate application.

Applicants who do not have a Social Security number may provide an Individual Taxpayer Identification Number (ITIN) or other government-issued identification. Additional documentation may be required to complete identity, credit, income, and rental history verification.

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2. Income Requirements

Applicants must demonstrate sufficient and verifiable income to comfortably meet the rental obligation.

Income Guidelines

- Combined gross monthly household income should generally equal **2.5 to 3 times the monthly rent.**
- Applicants with income below 2.5 times the monthly rent may still be considered but may be required to provide an increased security deposit of up to **1.5 times the monthly rent**, if permitted by law.
- Income must be stable, consistent, and verifiable.

Acceptable Proof of Income

Examples include:

- Recent pay stubs
- W-2s
- Tax returns
- Bank statements
- Employment verification
- Government benefit statements
- Retirement or pension income

Self-Employed Applicants

Self-employed applicants must provide documentation demonstrating consistent income, such as:

- Business bank statements
- Personal bank statements
- Federal tax returns
- Profit and Loss statements

A minimum of **12 months of self-employment history** is required. Income may be averaged over the previous 12 months to determine qualifying monthly income.

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3. Credit Requirements

Credit history is reviewed to evaluate an applicant's financial responsibility and payment history. Credit score is only one part of the overall evaluation.

General Credit Guidelines

Credit Score	General Review
700+	Excellent
660 to 699	Good
620 to 659	Acceptable
580 to 619	Individual Review
Below 580	Does not meet standard qualification requirements unless strong compensating factors exist

Additional credit information that may be considered includes:

- Payment history
- Collections
- Charge-offs
- Outstanding debt
- Judgments
- Bankruptcies
- Repossessions
- Foreclosures
- Overall credit profile

Applicants with a credit score below **620** may be required to provide an increased security deposit of up to **1.5 times the monthly rent**, if permitted by law. Applicants with a credit score below **550** may be considered with a qualified guarantor or co-signer, when acceptable to the property owner.

Limited credit history does not automatically disqualify an applicant. Other qualifying factors may be considered.

Examples of compensating factors include:

- Stable employment
- Strong income
- Positive rental history
- Qualified guarantor, when permitted

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4. Rental History

Rental history is an important part of the application review. We evaluate an applicant's demonstrated ability to meet lease obligations and maintain a positive rental history.
Factors that may be reviewed include:

- Previous landlord references
- Length and stability of rental history
- On-time rental payment history
- Lease compliance
- Property care
- Outstanding balances owed to current or former landlords
- Lease violations
- Previous eviction records

Eviction History
Applications are evaluated individually; however, eviction history is an important consideration.
As a general guideline:

- Evictions filed or resulting in possession within the **previous seven (7) years** generally do not meet HomePros Management's current qualification standards.
- Evictions occurring **more than seven (7) years** may receive an individual review along with the applicant's overall qualifications when all landlord judgments have been satisfied and the applicant demonstrates positive rental history and financial stability since the eviction.

Outstanding landlord judgments, unpaid rental balances, or repeated lease violations may affect the overall application review.

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5. Criminal Background Screening

HomePros Management reviews criminal history on an individualized basis and does not automatically deny applicants solely because of a criminal conviction.
When reviewing criminal history, factors that may be considered include:

- The nature and severity of the offense
- The amount of time that has passed since the offense or completion of the sentence
- Whether there is a pattern of criminal conduct
- Evidence of rehabilitation
- Whether the conduct presents a legitimate risk to the safety of residents, property, or the community

General Criminal History Guidelines

Criminal History	General Review
Violent felony within the last 7 years	Does not meet qualification standards
Sexual offenses & Crimes involving children	Does not meet qualification standards
Arson	Does not meet qualification standards
Other felony convictions within the last 7 years	Does not meet qualification standards
Non-violent felony older than 7 years	Individual Review
Misdemeanor convictions	Individual Review

6. Additional Qualification Considerations

The following may also be considered during the application review:

- Accuracy and completeness of the application
- Verification of identity and residency
- Employment stability
- Ability to meet lease obligations
- Information provided by previous landlords
- Consistency between information provided and verification documents

Providing false, misleading, or incomplete information may result in the application not meeting qualification requirements.

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7. Occupancy Standards:

Occupancy limits are established in accordance with Arizona law and applicable local housing codes. As a general policy, a maximum of two (2) occupants is permitted per bedroom. A third occupant may be permitted only if the bedroom contains at least 150 square feet of habitable floor area

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8. Co-Signers and Guarantors

All co-signers and guarantors are subject to the same qualification standards and application requirements outlined in this document.

- Co-signers or guarantors may be accepted at the landlord's discretion when applicable.
- Co-signers must complete a separate application, meet the same screening requirements, and demonstrate sufficient income and creditworthiness.
- A co-signer or guarantor is jointly and severally liable for all obligations under the lease agreement.

Application Review

Every application is reviewed using the same written qualification standards and applicable Fair Housing laws. Applications are reviewed as a whole, considering all qualification criteria together. No single factor will automatically result in denial unless it is specifically identified in this policy as an automatic disqualifying factor. Depending on the overall application, additional lease conditions, such as a higher security deposit, a qualified guarantor, or other lawful requirements, may apply. Applications that include an automatic disqualifying factor, such as providing false information, identity fraud, or the inability to verify identity or required qualifications, will not be approved.

Fair Housing Statement

HomePros Management is committed to providing equal housing opportunities. Applications are processed consistently and without regard to race, color, religion, sex, disability, familial status, national origin, or any other class protected under applicable federal, state, or local law.