



ACP Select Management

Tenant Qualifying Criteria

Thank you for taking interest in one of our homes! We strive to have the highest quality homes available and want high quality applicants like you. Please review some basic criteria and steps below before submitting a formal application.

1. Each perspective tenant over the age of 18 must complete a separate application and submit accordingly through the ACP Select Management portal. Each application will be subject to a non-refundable \$45 application processing fee.
2. Each applicant must provide a valid government photo ID.
3. Combined income of applicant(s) must equal a minimum of 3 times the monthly rent. All income and employment must be verifiable through, but not limited to; pay stubs, 1099's, retirement, or bank statements. Cash sending apps such as Cash App, PayPal or Venmo are not submissible.
4. Applicant(s) that are first time renters or have a credit score of 625 or below may still be eligible if all other criteria are met and a guarantor is provided. The guarantor must meet all the requirements as the perspective tenant minus insufficient credit. The guarantor may only be an immediate relative or employer. Property manager has ultimate discretion.
5. The size of the perspective home must be appropriate for the number of applicant(s) and children. No more than 2 individuals should be occupying a single bedroom under normal circumstances.
6. Pets will be screened on an additional pet application. Breeds known to have aggressive behavior, exotic pets, or pets violating zoning will be denied. A maximum of 2 pets are allowed per property and a monthly pet fee of \$25 per pet will be assessed. Additionally, a \$250 non-refundable pet deposit per pet will be required. Property manager has ultimate discretion.
7. Assistance animals will be processed in accordance with The Federal Fair Housing Act. If applicant requires an assistance animal please be prepared to provide reliable documentation of your disability related need for the assistance animal.
8. Each application will be processed through the ACP Management portal. Credit score, rental history, criminal record will be reviewed.
9. Applicants may be automatically denied for any of the following reasons:
 - Eviction & negative rental history
 - Credit score of less than 625
 - Falsification of application
 - Proper Identification not provided
 - Criminal convictions
 - Insufficient income
 - Incomplete application
 - Failure to pay \$45 application fee

We do not discriminate on a basis of race, color, religion, sex, disability, familial status, national origin, sexual orientation, or gender identity.

I HAVE READ AND UNDERSTAND THE ABOVE OUTLINED RENTAL APPLICANT CRITERIA.

Applicant Date

Applicant Date

Applicant Date

Broker/ Associate Date