

# Tenant Qualifications

**CREDIT:** We look at what has occurred on the credit report in the last two years. We look for consistency in payment history. We look for responsibility. If a prospective tenant has had problems in the past and offers written explanation for the reason for credit problems, and they have references they may be approved.

**EMPLOYMENT:** We are looking for stability with evidence of long term employment history. If a prospective tenant is moving into area because of a new job we do not have a problem with that as long as they have a career in a certain field or as long as the applicant doesn't have a history of changing jobs frequently.

**RENTAL HISTORY:** Verifiable good history is a must with at least two years at the same residence. We are looking for no more than two late housing payments in past year.

**INCOME:** Must be at a minimum of 3 times the rent.

**If the applicant does not meet the criteria listed above we will require a co-signer(s) who does.**

**CRIMINAL HISTORY:** Violent felons, repeat felons, sexual crimes, or any other contact with the law may result in disqualification of applicant regardless of any affiliation with co-signer.

I have read and understand the rental criteria and give **Compass Blue LLC**, permission to run a credit and criminal background check.

**Applicant:** \_\_\_\_\_

**Print:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Co-Applicant:** \_\_\_\_\_

**Print:** \_\_\_\_\_

**Date:** \_\_\_\_\_