

Application Requirements

- \$25 for application
- \$32 for background screening
- Social Security Number
- Active Driver's License Number
- 90 days of paystubs from current employer (if employment just began/ or to begin shortly, the applicant must provide an offer-letter on a company letterhead. If an applicant lists another source of income, they are required to provide proof of the income
- Self employed applicants: Must submit previous years filed tax returns
- If applicant does not show ability to pay rent based on income, a co-signer may be required (see co-signer requirements below)
- Current and previous landlord info for rental verification

Homes priced \$1,000/Month or more:

- Minimum credit score of 580: if you do not qualify we can request a co-signer
- Monthly income: 2.5x monthly rent amount
- No more than \$2,500 in past due debt (medical bills and student loans do not apply)
- Maximum 5 accounts in collections
- No evictions, bankruptcies or foreclosures in the past 7 years
- No felony convictions in the last 7 years/depends on severity if older than 7 years

Homes priced under \$1,000/Month:

- Minimum credit score of 550: if you do not qualify we can request a co-signer
- Monthly income: 2.5x monthly rent amount
- No more than \$2,500 in past due debt (medical bills and student loans do not apply)
- Maximum 5 accounts in collections
- No evictions, bankruptcies or foreclosures in the past 7 years
- No felony convictions in the last 7 years/depends on severity if older than 7 years

Section 8 Properties:

- Minimum credit score of 500: if you do not qualify we can request a co-signer
- Monthly income: Equal to the rent amount
- No more than \$3,000 in past due debt (medical bills and student loans do not apply)
- Maximum 5 accounts in collections
- No evictions within the past 7 years
- No felony convictions in the last 7 years/depends on severity if older than 7 years

Co-Signer Requirements:

- Minimum credit score of 650
- Monthly income: 3x monthly rent amount
- No more than \$1,000 in past due debt (medical bills and student loans do not apply)
- Maximum 3 accounts in collections
- No evictions, bankruptcies or foreclosures in the past 7 years
- No felony convictions in the last 7 years/depends on severity if older than 7 years
- If co-signer is required but not available, an increased deposit may be agreed upon

Pet Policy:

- We have a 2 pet limit up to 75 lbs (breed restrictions apply). If approved, there is a \$250 non-refundable pet fee and \$25 monthly, maximum of 45 pounds.

* This list is not all inclusive of criteria that are screened on an application, but rather the major areas that affect applicants' approval process. All owners are allowed to set their own qualifications through the management company. Applicants will not be screened until all required info is submitted to Shepherd Property Management.