

Tenant Qualification Requirements

Davis Property Holdings, LLC

Properties are leased on a first-come, first-serve basis. A property will be offered to the first qualifying applicant. A qualifying applicant is the first applicant that is determined to be qualified, not necessarily the first to submit an application. (Example: If information cannot be verified quickly, it may bump the first into second place.) After an application is qualified, it is good for 30 days. A property will not be held while an application is being approved if. A **non-refundable \$50.00 application fee is due with each completed application.** Applicants will also pay for or provide other required documentation. (Example: Credit reports, criminal background checks.)

Applicants

- All persons (19 years or more of age) who will be occupying the property for more than 10 days in any given month must complete an application.
- All applicants are required to have a valid Social Security number and bank account for credit verification and rental payment purposes.
- A valid government-issued photo ID is required for all applicants.
- All adult applicants who will be living in the home must provide a active phone number and unique and active email address. No shared emails.
- By submitting a rental application, the applicant(s) acknowledge that all information provided is true to the best of their knowledge. Falsification or misrepresentation will result in automatic denial. Falsification of a lease application is a crime in Alabama.

Financial Requirements

- Employed applicants are subject to employment verification.
- The gross combined monthly income of applicants must be equal to three times (3x) the monthly rent for the rental property requested. (Example: \$1000 rent requires \$3000 income.)
- Income streams must be consistent with a verifiable history.
- The average credit (FICA) score of the household must be equal to or above 600 with one being at least 625.
- Any open bankruptcy is an automatic denial.

Rental and Criminal History

- Applicant rental history will be verified.
- A negative rental history will result in a denial. Negative rental history includes but is not limited to, the negligence, misuse, damage to previous rental properties, a history of late payments, NSF payments, or payments from a closed account.
- Any rental eviction or judgment will result in an automatic denial.
- Any eviction filings in the past 5 years will result in an automatic denial.
- All applicants are subject to a criminal background check.
- Felony convictions may result in a denial. All sex offender convictions and a crime against a child (minor) convictions will result in a denial.

Renter's Insurance

- Tenants should carry renters insurance to cover their belongings. Landlord is not responsible for any damage to Tenant's property under any circumstances.

Pets

- A total of one pet is allowed with applied pet fees.
- No pet cats are allowed.
- No pet dog over 35 pounds is allowed.
- Dangerous or poisonous animals or creatures are not permitted on the property.
- Applicants must provide a Veterinarian record of good health and current vaccines and pictures of all pets.
- A doctor's note or certification is required for Emotional Support Animals.

An Application Is Not A Lease

- Applications, even if accepted, are not lease agreements between the Applicant and Landlord, or an offer to lease. No lease shall exist between the Applicant and Landlord until the parties enter into a contractual lease agreement and the Applicant pays all required fees, deposits, and rent.
- After approval, applicants must sign a lease agreement and pay a security deposit to finalize the lease and move in.
- Properties are leased on a first-come, first-serve basis, based on qualification and paid security deposit.

Non-Discrimination Equal Housing

- Davis Property Holdings, LLC is an equal opportunity housing Landlord and does not discriminate against protected classes or based on race, religion, sex, disability, familial status, or national origin.

Applications are good for thirty days upon submission and will be archived thereafter.

Application Fee: \$50.00 (Non-Refundable)