

Qualifications for rental applications:

RENTAL HISTORY:

1. No Broken Leases or evictions for the past 5 years, whether verified by credit reports or by previous landlords, will be accepted unless paid in full.
2. Previous landlords will be contacted and verified.

WORK HISTORY:

1. Minimum six months steady work history (state transfers and new employers in the same career field are acceptable)

* If you cannot provide us with actual pay stubs, we will require at least 4 last months of your bank statements - NO EXCEPTIONS.

2. Net monthly income MUST be at least three times the rent amount.
3. Income and employment must be verifiable!

In addition to paystubs, we may contact your current or past employers.

CREDIT HISTORY:

Your credit profile will be pulled to check your credit worthiness.

Even though the credit score # is important, we don't look only on the score but on many other factors.

Not all delinquent accounts will count against you but a risk assessment will be made focusing on your ability to maintain the monthly rental payments.

Please email us (PropertyManagement@VictoryRealEstateLLC.com) the following for each applicant:

1. Driver's license
2. Social Security card
3. Proof of income: most recent two full months' pay stubs.
4. Pet owners: please provide a picture and your vet records for each pet you have. (Please note: there is a yearly pet fee of \$250).
5. In case you have any children occupying the unit, please email us all their names and birth dates.

CO-SIGNERS: must apply and meet all of the above criteria in order to be considered acceptable; if acceptable they will be required to sign the lease agreement - NO EXCEPTIONS.

To all applicants:

We would like to start and finish with the entire application process within 3 business days; in order for us to do so, we must receive all needed documents within a timely manner, otherwise the system may automatically reject the application with any missing documentation, and we will charge an additional \$10 to re-open and supplement any new documents or information to any application after those 3 days.

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