



Tenant Selection Criteria

It is our policy to rent our units in compliance with the federal, state, and local fair-housing laws.

The following criteria apply to all potential applicants:

A non-refundable application fee of \$60 for each applicant (18 yrs and older) must accompany the application. Applications will be done at www.SiennaProperties.com

All Sienna Properties residents are enrolled in the Resident Benefits Package (RBP) for \$50.00/month which includes liability insurance, credit building to help boost the resident's credit score with timely rent payments, up to \$1M Identity Theft Protection, HVAC air filter delivery (for applicable properties), move-in concierge service making utility connection and home service setup a breeze during your move-in, our best-in-class resident rewards program, on-demand pest control and much more! More details upon application. This cost is typically already covered within the advertised rental rate!

One completed application must be submitted for each adult (18 yrs and older) who plans on occupying the property. This applies to any applicant, whether married, related in some other way, or unrelated.

Verifiable identification: A current government issued photo ID is required with each application

Sufficient income-to-rent ratio: At least ONE applicant must have income 3 times the amount of the rent to qualify. Incomes may not be combined unless you are married.

Must have at least 6 months steady work history and must be verifiable.

Self employed must provide the 1st page of the last 2 year's income tax return.



Acceptable credit rating: Demonstrates financial responsibility. Foreclosures or Discharged bankruptcies may be acceptable.

References: Names and telephone numbers to verify income sources and current and previous residences.

Rental History: Applicant has successfully owned or rented another property and paid rent on time. Relatives are not accepted as a landlord reference.

Credit: A credit report must be processed on all applicants 18 and over. A credit score of 600 or better is preferred.

No Lease Guarantors will be accepted. Applicant must qualify on their own.

No more than ONE unrelated roommate allowed.

PET POLICY: We have a policy of two pets maximum per household, and all pets must have current shots. When you apply to have a Pet Agreement, a current picture of the pet must be submitted, along with their shot records, when making an application. The Pet Agreement is only good for that particular pet and not for any subsequent pets.;

All pets (Limit 2) will be subject to an upfront \$100 non-refundable Pet Admin Fee and a \$25 per month Pet Admin Fee per approved pet.

ALL PETS WILL NEED TO APPLY AT: <https://SiennaProperties.Petscreening.com>

Qualifying Criteria: Based on prior 3 years...**Standard Deposit = One Month's Rent**

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|-----------------------------------|----------------------------|
| Foreclosure | Double security deposit |
| Dismissed Bankruptcy | Double security deposit |
| More than 50% negative credit | Double security deposit |
| 50/50 positive-negative credit | 1 and 1/2 security deposit |
| Good credit / good rental history | Single security deposit |
| Good credit / no rental history | Double security deposit |
| No rental / no credit | Double security deposit |



Possible reasons for denial: Prior eviction, any felony within the last 5 yrs, any family violence, falsification of any information on the application, incomplete applications, judgments from prior landlord.

All tenants are responsible for the lease in its entirety, not just a portion.

Property is in as-is condition unless otherwise indicated in writing at time of application.

Sienna Properties does business in accordance with the federal, state, and local fair housing laws and does not discriminate against any person based on race, color, national origin, religion, familial status, mental or physical disability, status as student, marital status, sexual orientation, gender identification, or age.

I / we have read and fully understand the above tenant selection criteria

Applicant

Date

Applicant

Date

Applicant

Date