



**JAC PROPERTY MANAGEMENT, LLC**

## **Tenant Qualifications**

**Application must be submitted online or in the office. All persons over age 18 must apply & complete a background check.**

**To qualify for the home you must:**

- have income 2.5 times the amount of rent**
- be employed at current job for at least 6 months or previous employer at least 1yr or possible double deposit**
- have a positive landlord verification or possible double deposit**

**The background check provides us with:**

- Evictions- Must be paid in full or at least 5 years old to be considered. If you moved out before a judgement was set on an eviction you cannot still owe that landlord money.**
- Drug, Violent and Theft related Felonies- must be at least 7 years old**
- Drug, Violent and Theft related Misdemeanors- must be at least 5 years old.**
- Small claims from property damages- even if you were not evicted ,disqualifies applicant**
- Landlord Verification's will also be completed for properties listed on application (we reserve the right to do a verification on any address that shows up on the background check)**
- Credit- at this time we do not penalize a prospect for having low scores**



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