

**NATIONAL PROPERTY MANAGEMENT GROUP**

**Guidelines for Rental Acceptance**

* **Two year clear rental / homeowner history.**
* **Employment Letter/ Income verification by paystub**
* **Income: Gross Monthly Income must be at least 3 times the Monthly Rent**
* **One-year stability with current job (exceptions - job transfer or starting out in career)**
* **Credit report and criminal record check**
* **Landlord reference check.**
* **Bad credit rating must be two years or more in the past (with the last two years no derogatory credit reported).**
* **2 years no late payments after a bankruptcy discharge.**
* **No past rent unpaid (no acceptance/no exceptions).**
* **NO unverifiable information.**

**Anything less than these requirements (with owner approval) may be accepted with:**

* **prepayment of rent**
* **a qualified co-signer.**

**Maximum allowed occupancy is two people per bedroom and up to four unrelated adults (per city ordinance). Ordinances/or owners may have additional restrictions. All owners make the final decision, not the management company.**