



Rental Application Criteria

All applications for residency are processed through American Tenant Screening. In reviewing your application, all of the following areas will be taken into consideration.

1. **Rental History/ Past eviction**

Redbud Estates requires that you have a verifiable landlord reference. Friends and relatives do not qualify as a landlord reference. You must provide complete addresses and phone numbers to verify the information. We will obtain a report of any eviction filed against you.

2. **Employment**

We must be able to verify your source of income. Your gross monthly income must be at least two and a half times the monthly rent amount in order to qualify.

3. **Credit History**

We will obtain a copy of your current credit report. It will show as an inquiry on your report, under the name of ATS Inc. (American Tenant Screening)

We will evaluate your credit rating using a 2 to 1 ratio. You must have 2 accounts in good standing to every 1 account not in good standing. Certain collection accounts including but not limited to: utility, cable, phone bills, and civil judgments may result in application denial.

4. **Criminal History**

We will obtain a national report of any criminal history. Any felony or drug related charge will result in application denial. Other charges are considered on a case by case basis.

I have read and understand the above qualifications needed for renting at Redbud Estates. I also understand that whether approved or denied, the application fee is non-refundable.

Applicant's signature

Date