

## Resident Approval Criteria

**PRICE** - Applicant must apply for property at the full advertised price per month. Failure to apply for the full advertised price may result in rejection of application and a negative impact on your FICO score and loss of the non-refundable application (fees).

**TERM** - Applicants must apply for at least the minimum lease term advertised for property. Failure to apply for the minimum lease term advertised could result in having your application rejected. Please seek written approval for shorter lease terms from Mycasa prior to applying. Additionally, Applicant should have a reasonable move-in date. Please seek written approval from Mycasa for move-in date.

**INCOME** - Applicant(s) must have a minimum combined monthly household net income (total monthly take home pay after taxes) of 3 times the advertised rent. If Applicant's net income is less than 3 times the rent but over 2 times the rent, Applicant may give a double deposit at Mycasa's sole discretion, but it is recommended to seek written approval from Mycasa prior to applying. Applicant must be able to provide adequate proof of income, preferably a minimum of 2 recent paystubs however, 2 month's worth of recent bank statements or at the very minimum a tax return from the previous year may be accepted.

**CREDIT** - Applicant(s) must have a FICO score of 650+ to be considered for a lease. Applicant also must not have any accounts in collections or any delinquent accounts at the time of the credit check. If Applicant's credit score falls below the requirement of 650 or Applicant has delinquent accounts or accounts in collections, the Applicant may give additional deposit at the sole discretion of Mycasa.

**CRIMINAL** - Applicant must not have a current warrant for arrest or have been convicted of a felony. If Applicant has been convicted of a felony they must first disclose this information to Mycasa before applying. Mycasa will not lease to applicants with a violent crime on record or any past sex offenders.

**BANKRUPTCY** - Applicant may not be in personal or business bankruptcy, nor be contemplating bankruptcy to be considered for a lease. If Applicant has filed for bankruptcy, the bankruptcy must be discharged prior to applying and Applicant must provide discharge paperwork.

**PETS** - Applicant may not have or plan to have during residency any pets that are generally or legally considered a vicious breed. Mycasa will not be responsible for displacement due to noncompliance to city, county or HOA pet restrictions. Pets may be accepted on a case by case basis depending on the number of pets, breeds, age and weights. Notwithstanding the previous, Mycasa reserves the right to not rent to Applicants with pets.

**EVICCTIONS/FORECLOSURE** - If Applicant has been involved in a foreclosure or eviction, Applicant must disclose to Mycasa prior to applying. Applicant may be able to pay additional deposit but only at Mycasa's sole discretion. Applicant must seek written approval from Mycasa prior to applying.

**OCCUPANCY** - Applicant understands that no more than 2 unrelated parties may share a single dwelling. Applicant may request for 3 unrelated parties to share a dwelling in writing to Mycasa, they must also adhere to city zoning and occupancy codes. Mycasa reserves the right to refuse Applications for more than 2 unrelated parties. No more than 2 occupants may inhabit the same bedroom. Mycasa must give written permission for any guests that stay at the premise more than 2 weeks.

**MEDICINAL MARIJUANA** - No cultivation, selling or use of Marijuana is ever allowed in Mycasa properties.

\*\*\*In no way will Mycasa base any decision criteria on factors including Sex, Familial Status, Race, Religion, Creed, National Origin, Disability, State and/or local laws may include additional classes which are protected from discrimination in housing\*\*\*