

ATTENTION APPLICANTS:

SCREENING CRITERIA:

****ATTENTION APPLICANT!****

If you believe you will not pass the screening criteria as described below; we recommend that you DO NOT complete the application and pay the application fee.

Marijuana may not be smoked or grown in this unit. All Lessees/tenants at this property must abide by the lease and any rules as published, provided or posted. All applicants that are required to sign the lease must pass the following screening criteria.

General:

1. Information provided on the application must be complete and accurate.
2. Information provided on the application must be truthful.
3. Supporting documentation provided must not be fraudulent.
4. The applicant must be 18 years of age or emancipated by a court of law.

Income:

1. The applicant must have a monthly verifiable gross income that is at least 2.5 times the monthly rent.
2. The applicant's income must be lawful and verifiable.

Credit:

1. The applicant must not have unpaid debit collections, excluding medical or educational collections, greater than \$500.00 within the past 12 months.
2. The applicant must not have a bankruptcy, excluding dismissed or discharged bankruptcies, within the past 60 months.
3. The applicant must not have any past due payments exceeding 30 days for personal credit.
4. The applicant must not have more than \$2500.00 in garnishments within the past 36 months.
5. The applicant must not have any repossessions or money judgments within the past 36 months.
6. The applicant must have a credit score of at least 650.

Utilities: The tenant must be able to get all utilities in their name.

Criminal:

1. Applicants will be denied tenancy if they have been convicted of any of the following crimes.
 - a. Terrorism
 - b. Murder
 - c. Kidnapping
 - d. Child pornography
 - e. Arson

2. Applicants will be denied tenancy if they have been convicted of any of the following crimes within the past 7 years.
 - a. Endangering children
 - b. Narcotics activity
 - c. Gang or related activity
 - d. Probation or PPO violation.
3. Applicants will be denied tenancy if they have been convicted of any of the following crimes with the past 3 years:
 - a. Prostitution or Prostitute Solicitation
 - b. Fraud, including ID theft
 - c. Receiving or Possessing Stolen Property
 - d. Disorderly Conduct

Rental History and Evictions:

1. Applicant must not have been evicted within the past 3 years
2. The Applicants current/previous landlord(s) would enter into another lease with the applicant.

S&G Properties Management, 4124 Kenowa Ave SW Grandville, MI 49418

Each resident over the age of 18 must submit a separate rental application.

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