

LISTINGS BY VERACITY

Property Management Rental Criteria

Fair Housing Policy

Listings by Veracity, LLC conducts all business in accordance with Federal Fair Housing Law, Arizona Residential Landlord and Tenant Act (ARLTA), and local and state laws.

Tenant Screening Criteria

At Listings by Veracity, LLC, we are looking for tenants that can fulfill three basic requirements: pay their rent on time, be great neighbors, and not destroy the property.

We recognize that not everyone has 'perfect' rental credit. We strive to work with applicants on a case-by-case basis to assist good tenants in finding good homes.

Listings by Veracity, LLC has, at its sole option and/or the property owner, the ability to grant waivers to some of these criteria.

General Criteria

- Incomplete, inaccurate, or falsified information on the application is immediate grounds for denial and/or termination of the lease.
- All occupants 18 or over must complete an application.
- Government-issued photo ID required of all applicants over 18 years old.
- Listings by Veracity, LLC will not accept screens from other sources.
- All animals, including but not limited to pets, assistive animals, and service animals, will be required to be verified/screened through petscreening.com

Rental History Requirements

- Applicant must have 24 months verifiable rent or mortgage history from a non-relative. Where less than 24 months, a co-signer may be requested.
- No collections from housing providers.
- Current and previous landlord information must be verifiable.
- Applicant(s) must receive positive recommendation from landlords.
- Qualifying applicants with no rental history will be required to have co-signer.

Income Requirements

- Combined gross income of applicants and co-signers must be three times the rent.
- All source(s) of income must be verifiable either through employer pay stubs, tax returns, or bank statements.
- Applicants should have minimum 6 months employment with current employer.
- We will not use future income except for a verifiable job offer letter detailing exactly the amount to be earned each month.

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Credit Criteria

- The credit report should indicate good payment history with no collections from housing providers or utility companies.
- There can be no active bankruptcies. All bankruptcies must be discharged.
- No evictions or detainers within past five years.

Criminal Criteria

- A 50-state criminal records report will be run on every adult applicant.
- A conviction, guilty plea or no-contest plea for any felony or any misdemeanor or gross misdemeanor involving assault, intimidation, sex-related, drug-related, property damage, weapons charges, criminal trespass, theft, dishonesty or prostitution will be grounds for denial.
- Any criminal record activity that could be deemed harmful or threatening to the health and safety of an individual, the rental property, neighborhood or property of others will be grounds for denial.
- Pending charges or outstanding warrants for any of the above will result in a suspension of the application until charges are resolved. Properties will not be held off market while awaiting resolution of pending charges.

Other Criteria

- We allow only two people per bedroom per ARLTA.
- Home-based business: Please use the premises only as a private residence. Working from your home is allowed. However, we ask that you do not use it as your primary work place.
- Move-in monies must be paid by certified funds such as money order or cashiers check, or online through the tenant portal. Online portal payments must clear the bank prior to receiving keys.
- Applicants with marginal qualifications may be asked to provide a co-signer on the lease and who will be financially responsible, but will not be permitted to live on the premises.

If your situation is not listed or you are unsure never hesitate to call and ask:

John Thrush, Designated Broker
Listings By Veracity, LLC
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