Multifamily Rental Criteria
- effective 5.26.2017

4 elements
property management

Credit

600	min FICO score
3x	income vs rent

If you and /or a roommate or joint tenant have disqualifying credit history; a co-signer and 2x security deposit may be used to qualify. Income other than employment must be documented to be considered

Rental Reference

≥1	year history
$0	housing debt
No	evictions
++	landlord reference

Where rental or mortgage history is less than one year, a co-signer will be required. Negative landlord references, whether current or past, may disqualify an applicant. Late payment history will require a co-signer and a 2x-deposit. Grievous lease violations will disqualify the applicant(s).

Employment

2	latest pay stubs
2	yrs tax returns (self-employed)

Full-time Students without employment or insufficient income may use a co-signer to qualify. If disqualifying credit and/or rental history (duration only) is also present, 2x security deposit will also be required.

Criminal

10 yrs	no felonies
5 yrs	no misdemeanors
0	disqualifying crimes

Applicant(s) will be denied if they have been convicted, pled guilty or no contest. Any felony related to murder, arson, drug manufacturing, kidnapping, or ANY sex crime, regardless of the time frame, will cause an immediate denial. Traffic misdemeanors are exempt. Pending charges will suspend the application process.

Co-Signers

700	min FICO score
All	other criteria as well

Co-signers must apply, pay the applicable non-refundable screening fee. Co-Signers must sign an addendum to the rental/lease agreement acknowledging their fiscal responsibilities. Co-signers DO NOT have right of possession.

Applications

Online	4elementspm.com

Application Fees are non-refundable. All prospective tenants over age 18 must apply. Upon approval, an "agreement to execute" must be signed along with payment in full of the security deposit. Required documents, including copies of all applicants state-issued ID, must be attached during the application process. Applications are not considered complete until all required documentation is supplied.