# Rental Criteria for Wilson Residential Properties

To ensure a pleasant living environment for all residents, we have established the following rental criteria. Please note that deviations from our standard rent criteria that are deemed to be of minimal risk may still be considered and require an additional security deposit.

## Income Requirements

* Applicants must have a gross monthly income of at least 2.5 times the monthly rent.
* Income must be verifiable through recent pay stubs, tax returns, or other official documents.

## Income Verification

* Applicants must provide verifiable proof of income, which can include employment income, self-employment income, retirement benefits, disability benefits, or other sources of income.
* Self-employed applicants must provide the previous year’s tax return and three recent bank statements.

## Credit History

* A minimum credit score of 650 is required.
* No outstanding collections or past due accounts, excluding medical expenses.

## Rental History

* Positive rental history with no evictions, judgments, or unpaid rents in the past 7 years.
* No bankruptcy in the past 10 years
* Applicants must provide contact information for previous landlords for the past 3 years.

## Criminal Background Check

* A criminal background check will be conducted on all applicants.
* No felony convictions or civil judgements within the past 7 years and no violent or sexual offenses will be considered.

## Application Fee

* A non-refundable application fee of $50 per applicant is required at the time of application.

## Identification

* A valid photo ID such as a driver’s license, state ID, or passport must be presented.

## Occupancy Limits

* Maximum occupancy is limited to 2 persons per bedroom.

## Pets

* Pets are allowed with certain restrictions. Please review our pet policy for details.

## Additional Requirements

* All applicants must complete a rental application and provide accurate information.
* Misrepresentation of information will result in automatic denial.
* Required move-in within 60 days of date available.

## How to Apply

* Complete the rental application form available at www.wrpproperties.com
* Submit the application along with the application fee and required documentation.
* The process does not begin until all documents are received.
* Must complete and landlord and employer verification.

## Contact Information

* For any questions regarding our rental criteria, please contact us via phone or fax at:

336-499-0472