



RESIDENT RENTAL CRITERIA

Who Needs to Apply?

All individuals aged 18 years or older who intend to reside at the property are required to submit an individual application, irrespective of their ability to provide proof of income. A non-refundable application fee of \$65.00 is applicable to each applicant. (Applications remain valid for a period of 30 days from the date of completion.) Ascenda Property Management does not discriminate against any applicant based on their personal characteristics or beliefs.

Identity Verification

Each applicant will be required to submit a front and back of their ID. Military IDs will not be permitted. The pictures submitted must be taken live, screenshots will not be accepted under any circumstances, and the ID presented must be non-expired. Legal full name on ID must match the legal full name listed on the rental application.

Credit, Criminal & Eviction Check

A residential credit report will be executed for all applicants (this differs from a traditional FICO credit report). Please reference the below for thresholds.

FICO Credit Score	Approval
650+	Standard Approval
600-649	Conditional Approval - Based on other application factors. May require additional deposit.
585-599	Possible Denial - If approved, additional deposit required.
Below 585	Not Approved

- Open bankruptcies and outstanding rental debt within the last 7 years will result in application denial.
- Criminal reports are reviewed based on offense type, severity, and time elapsed since the offense occurred.
- Eviction filings or judgements on record will result in application denial.

Income Verification

Each applicant must provide proof of income. Applicants may be required to:

- Link their bank account to application software
- Submit paystubs, bank statements, and benefit letters
- Provide signed offer letter or employer details for future employment.
*Ascenda Property Management reserves the right to reach out to your employer to verify current/future employment.
- Supply any other requested and applicable documentation in ONLY PDF format. (Screenshots are not permitted)

The table below showcases the specific income thresholds depending on the source of income provided:

Source of Income	Income Threshold
Current W-2 Employment & Monthly Benefits	3.0x Gross Income
Future W-2 Employment	3.0x Gross Income
1099 Income (Personal Statements) & Business Owners (Business Statements)	4.0x Gross Income
Financial Assets (Rental Income, Dividends, Retirement)	40x Net Income

Guarantor/Co-Signer Policy

Ascenda Property Management does not accept Guarantors and/or Co-Signers.

Pet Policy

All pets/animals are subject to Ascenda Property Management approval, which may be at the discretion of the property owner. A pet profile/application must be submitted with the rental application, applicable fees apply. Pet restrictions apply to breed type, size, and weight. A non-refundable pet processing fee of \$175 for each pet living at the premises will be due at move-in. A \$30 per month pet rent for each pet is required.

If an unauthorized pet is found on the property, penalties or fines may be assessed in addition to the \$175 non-refundable fees per pet. (Refer to your lease for details)

Any pet that is not enclosed in a cage or aquarium full-time will be subject to pet policy and fees. Non-household animals such as horses, pigs, chickens, etc. are not permitted without the landlord's written permission.

Support and/or assistance animals, as defined by the Americans with Disabilities Act and Federal Housing Administration, will not be subject to the pet policy.

Prohibited Breeds Policy

The following breeds are prohibited include but not limited to:

- Akita
- American Pit Bull Terrier
- American Staffordshire Terrier
- Chow Chow
- Doberman Pinschers
- English Bull Terrier
- German Shepherds
- Korean Jindo
- Malamutes
- Pit Bulls
- Presa Canario
- Rottweilers
- Siberian Huskies
- Staffordshire Bull Terrier
- Wolf-hybrids