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TD&F INVESTMENT GROUP
Revitalizing Real Estate Investing

Prospective Tenant Qualifications:

Thank you for your interest in TD&F Investment Homes. Our qualifying criteria are outlined here. Please read these requirements thoroughly prior to application.

Application fees are non-refundable.

APPLICATION DOES NOT CREATE A LEASE. This application, even if accepted, shall under no circumstances be considered a lease agreement between Applicant and Landlord, or an offer to lease. No lease shall exist between Applicant and Landlord unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits and advance rent.

AUTHORIZATION. By applying, applicant authorizes TD&F Investment Group LLC to verify your background, credit and rental history from all reporting agencies.

1. **Applicant will submit 1 form of photo ID**
 - a. Acceptable forms of ID include
 - -State issued DL or ID
 - -US Passport
 - -US Permanent Resident Card
 - -US Military ID (front and back required)
 - -Valid Foreign Passport + US issued work visa

2. Gross monthly income must equal or exceed 3x total rent for occupant guarantors and 5x total rent for non-resident guarantors.

a. Required income documentation:

Employed:

- 60 days most recent pay stubs
- 60 days most recent bank statements if paid by direct deposit
- 90 days most recent bank statements with no stubs or direct deposit

New Job:

- Offer letter on company letterhead including hourly rate or salary, start date + any stubs to date
- Employment must be verified

Self Employed:

- Business must be in operation for 90 days
- 90 days most recent bank statements from personal account
- Copy of business license

Retirement, Social Security, Disability, GI Benefits, Alimony, Child Support, and other forms of fixed income (1)

- Active issuing agency documentation (award letter, statement)
- 90 days most recent bank statement

Financial Aid:

- Formal documentation showing room and board allowance
- Documentation must be active

3. FICO Score

- Resident guarantor minimum score = 500
- Non-resident guarantor minimum score = 620

- Security deposit determined by score
- 580+ approved with 1 month security deposit
- 579-540 approved with 1.5 months security deposit
- <500-539 approved with 1.5 months security deposit and the following:
 - Must prove employment for 12 months or longer in same job @ 3x income
 - Current Landlord needs to provide proof of timely payments for the last 6 months
 - Complete approved credit counseling course and provide certificate (Clearpoint.org)
 - <500 denied
 - Market applicants with no FICO score may be considered with a gross monthly income of 5x total rent, a higher security deposit and a qualifying non-resident guarantor
 - Voucher applicants with no FICO score may be considered by completing the Clearpoint.org credit counseling course and providing the certificate of completion
 - Non-resident guarantors incur a higher security deposit.

Criminal History

- All applicants with previous felony convictions of a violent or sexual nature as well as fraud related offenses are **denied**.
- Registered sex offenders are **denied**
- Any felony convictions within the last 10 years are **denied**
- Misdemeanor assault and/or sexual nature convictions will be **denied**
- Multiple misdemeanors in past 2 years **denied**.

Credit History

- No evictions within last 3 years; older cases require applicant to provide debt satisfaction letter or other proof of payment

- No open bankruptcies
- Any outstanding creditor debt or liens may be cause for denial without proof of satisfied judgement or payment plan in good standing

Pets

- Acceptable pets include cats, dogs and small caged animals
- Pitbulls and Rottweilers prohibited
- Some dogs may require letter from licensed veterinarian verifying non-violent behavior
- Non-refundable pet fee – \$250 per pet
- Limit 2 pets per household
- Non-domestic, exotic and poisonous animals are prohibited

Holding Fee/Deposit

- The holding fee is determined by credit score upon approval.
- Credit score of 580+ = 1 mo rent
- Credit score of 579-500 = 1.5 mos rent
- Properties are leased on a first come – first-served basis. Holding fee must be paid online through one of these preferred methods:
- Resident prospect may pay online through the Zillow Property Management with credit or debit card or with a valid bank account. Instructions provided at approval.
- Approved applicant has a total of 14 days to start the lease period and pay remaining monies owed including 1st month rent and any prorated amount due as determined by lease start date. **Holding fee is non-refundable.**
- Holding Fee will become the Security Deposit upon lease start date.
- **PAYMENT MUST CLEAR PRIOR TO RECEIVING KEYS TO THE PROPERTY.** Therefore, payment-in-full must be made a minimum of 5 business days prior to your scheduled move-in date to avoid delays.

Other

- Desired move-in date must allow a minimum of 5 business days from notice of approval.
- Housing Vouchers must be active for a minimum of 30 days or applicant will be directed to the Housing Authority to request an extension prior to application.
- Occupancy guidelines allow 2 people per bedroom + 1 or in accordance with local/state laws where applicable.

Corporate Leases

- Company must provide one (1) of the following as proof of sufficient income:
 - Previous year tax returns
 - Profit & Loss statement for past 6 months
 - 3 months of most recent bank statements
 - Security deposit = 2 months
- Company to provide a copy of corporate housing/lease policy (if available)
- Approved representative of company to sign lease as guarantor on behalf of the company

If you have any questions about the lease qualifications please email contact@tdfinvestmentgroup.com or call 855-640-0354