

# Tenant Rental Requirements

- Tenant must carry renter's insurance.
- Tenant must make **at least 3x the monthly rent** as verifiable gross income.
- Tenant must have **no prior evictions**.
- Tenant must have **favorable credit history**.
- Tenant must have **favorable criminal history**.
- Tenant must have **positive previous landlord reference**.
- Tenant is responsible for **all utilities, landscaping, and pest control**.
- Tenant must have a **checking account** and be able to pay online via the **resident portal**.
- **No smoking** permitted inside the unit.
- **Pet policy:** One-time \$150 pet fee and \$20/month pet rent, per pet.

No aggressive dog breeds permitted.