



www.laurelpropertyservices.com

Laurel Property Services LLC is a Fair Housing provider and abides by all Federal, State, and Local laws regarding housing and non-discrimination. The following list details items that would disqualify an applicant from renting a property under our management.

CRIMINAL DISQUALIFICATIONS

- Meth and/or Amphetamine related offenses at any time
- Stalking offenses at any time
- Homicide offenses at any time
- Sex offense convictions are evaluated on a case-by-case basis using an individualized assessment. However, any felony conviction involving sexual assault, rape, or the abuse/exploitation of a minor will result in denial.
- Crimes against children within 5 years
- Crimes against landlords or rental properties within 5 years
- Convictions or pleas to any crime involving metal theft, vandalizing properties, or otherwise damaging properties within 5 years
- Arson convictions or pleas within 5 years
- Violent felony convictions within 5 years
- Drug trafficking, manufacturing, or distribution within 5 years
- Felony convictions older than 5 years will be considered on a case-by-case basis
- Imprisonment for felonies within the last 5 years will be considered on a case-by-case basis

FINANCIAL REQUIREMENTS

- Outstanding balances of ANY amount to previous landlords or rental communities within the last 7 years will result in denial.
- Evictions more recent than 7 years will result in denial.
- Open bankruptcies or bankruptcies discharged less than 2 years ago will result in denial.
- If credit history is established, a minimum credit score of 600 is required.
- Applicants with credit scores between 600 - 700 may require an additional Security Deposit or Cosigner for approval.
- Applicants with credit scores under 600 may be considered with additional Security Deposit or Cosigner IF applying with co-applicant household members who otherwise meet or exceed a credit score of 700.
- Total household income must be at least 2x the monthly rental rate. Income may be in the form of parental or familial support, government assistance, employment wages, retirement pensions, grants, etc, but must be verifiable.

BEHAVIORAL CONSIDERATIONS

- Current or previous rude, disruptive, threatening, or harassing behavior towards Laurel Property Services' staff, clients, residents, or vendors will result in denial.
- History of negative or problematic behavior as reported by a previous landlord will result in denial.
- Any falsification of applicant information or employment / residential history will result in denial.