

Stateline Realty

Revision Date: November 28, 2005

Rental Criteria, 2 Main St. Kingston NH



Stateline Realty, LLC accepts and processes rental applications from all persons interested in one of our apartments without exception and all applications are treated equally.

1. All applicants must be legal residents of the United States.
2. A credit check will be obtained on applicants, minimum score of 550 and satisfactory payment history is required for each applicant. If credit score is lower than 550, applicant may be considered if there are no late payments/collections/bankruptcies listed in the prior twenty-four (24) months, all other written rental criteria is exceeded, we may require a guarantor.
3. Criminal records will be checked on all applicants, applicants charged with a sexual crime of any kind will not be rented to. Other criminal records may be accepted based on nature of crime and length of time since conviction. Minimum length of time accepted is seven (7) years since date of conviction. Exceptions to the length of time, though rare, may be considered if all other criteria are exceeded.
4. Applicants must be employed for a minimum of six (6) months with current employer and have no more than two (2) employers in the past twenty-four (24) months. Applicants not currently employed must have verifiable income regardless of sources of income and meet the income criteria specified below in item five (5). Copies of W2s, tax returns, SSI statements, bank statements showing direct deposits and pay-stubs are samples of ways to verify your income.
5. Applicants need a verifiable gross monthly income equal to or greater than three times (3X) the monthly rental payments per apartment. Exceptions may apply if applicant exceeds all other criteria, we may require a guarantor.
6. Applicants must provide accurate rental and address history. Incorrect and inaccurate information results in immediate denial of application. Applicant must have positive references from the two previous landlords to be considered. Applicants who do not have two prior landlords must exceed all other criteria and may require a guarantor to be considered.

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7. All persons to reside in the apartment aged eighteen (18) years or older must complete an application and be a party to the lease. Lessees will be jointly and severably responsible for all terms of the lease agreement. Applicants have the right to review the lease prior to signing it, a copy of our standard lease may be requested in advance.
8. We allow a maximum occupancy of two (2) persons per bedroom. In example, our two-bedroom apartments would be rented to no more than a total of four (4) occupants. Some exceptions may apply if applicant(s) exceed all other written rental criteria and number of occupants does violate any city, state or federal housing occupancy limits.

Applicants applying for our apartments through an outside agent and/or agency are responsible for any fees or payments due to the agent or agency. We will not be responsible for payment to any outside agency used in obtaining housing with us unless agent or agency has been contracted by us directly.

Any information found to be falsified on any application will result in immediate denial of application. We reserve the right to reject any application that is not complete and accurate. Applicants must meet the minimum of all numbered criteria above, or exceed the minimum criteria in six (6) of the eight (8) written criteria above. Applicants not meeting the minimum requirements for rental with us may be accepted with a guarantor.

Guarantors will be accepted for applicants not meeting our rental criteria as specified above; guarantor will need to sign an authorization allowing us permission to obtain a credit report and investigate their information. Guarantors will be held responsible for all terms of the lease if lessee is found in default and guarantor will have no rights of residency. Criteria for guarantor: verifiable monthly gross income six (6) times the monthly rental payments, no criminal history, must be a legal US resident, must own their own home, credit score must be 675 or better with no late payments/collections/bankruptcies in the previous forty-eight (48) months. There are no exceptions to the criteria for guarantors.