

RENTAL ACCEPTANCE CRITERIA

Thank you for considering a DSI Real Estate Group apartment community for your new home. We strive to make your housing decision as easy and comfortable as possible, so if you have questions or comments about your property tour, please ask. We would be happy to address any concerns you may have. To assist you in your upcoming transition, we would like to explain our application checking procedures, as well as our acceptance criteria.

DSI uses the assistance of AmRent for our application process. Please be sure to fill out the application completely, as this will aid AmRent and DSI in processing your quickly and accurately. Once we receive your application, we will verify the listed information in the following manner:

Credit Reference –Credit checks will be obtained on all applicants. With your written consent, we will obtain your Trans Union credit history. If you do not consent to a credit check, your application will be denied. [The cost for the credit check is \\$25 per applicant and is due prior to running the credit report. The \\$25 per applicant is non-refundable.](#)

Background Check –Background checks will be obtained on all applicants. With your written consent, we will obtain a background check pertaining to you. If you do not consent to a background check, your application will be denied.

Once the above information has been obtained, and determined to be within the criteria noted below the following will be verified:

Income Source – Contact will be made to your current employer (if applicable), to verify your length of employment as well as the income amount listed. If there is no employer, we will ask you for official documentation of your lawful source of income.

Housing Reference – Contact will be made to your previous housing providers. A minimum of a 2-year rental history is required. We will verify your payment history and determine if any problems or issues were encountered during your residency.

Once the above information has been obtained, your application and the information referenced above will be evaluated further based on our rental acceptance criteria. Below please find our rental criteria:

Credit – [A credit score of 800 or above will automatically satisfy DSI's credit reference criteria. Your application will be automatically denied if your credit score is below 599.](#) Unsourced credit and unsourced credit with collections will be deemed as negative credit and will result in denial of your application. If you owe any money to a previous landlord or management company, your application will be denied.

Background Check – Criminal history information will be evaluated on a case-by-case basis to determine whether the criminal conduct at issue shows a demonstrable risk to resident safety and/or property. To make this determination, DSI will evaluate the nature and severity of the criminal

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conduct, the applicant's age at the time of the criminal conduct, and the amount of time that has passed since the criminal conduct occurred. Applicants are permitted to provide any mitigating information or documentation that the applicant would like to be considered regarding any criminal conduct.

Income Source – Income must be derived from a lawful source and equal to no less than 3 times the rental rate of the apartment applied for (33% rent to income ratio), unless required otherwise by applicable law. Any government housing assistance payments will be counted as a rent credit in this calculation. **Please note** – exceptions can be made for rent income ratios of up to 40% in some circumstances. Please see below.

Housing Reference – The following factors indicate an acceptable housing reference: you rented for a period of not less than 2 years, you made all housing payments in a timely manner, no noise complaints or problems occurred during your tenancy, proper notice was given to terminate or non-renew your lease, and a willingness to renew on your landlord's part.

Otherwise:

If your income equals 34-40% rent to income ratio, and/or your housing reference(s) are overall positive, we will then use your credit file in its entirety as the deciding factor for your application. **We will use Trans Union's Empirical Score. The minimum acceptance score is 650.**

If all references are acceptable, with the exception of the following, you may be offered the opportunity to have a co-signer for your lease:

- Extraneous circumstances, where a third party would be heavily subsidizing rental payments in lieu of an acceptable rent to income ratio. (Note: Supporting documentation will be required).

Falsifying any information will result in an automatic application denial.

Prior to occupancy, DSI Real Estate Group, LLC will require an in-person identity verification. Discrepancies between your legal name on the governmental issued ID and provided name on the application may result in the termination of lease agreement.

Our criteria have been designed to be as fair and reasonable as possible with an eye toward obtaining information that is most relevant to your potential residency. Because of Fair Housing Laws we are unable to make exceptions to these policies. If you have any questions or comments, please feel free to discuss with a member of our staff. We look forward to the opportunity to help.