



## Sound Investments Property Management Services Rental Criteria

### IMPORTANT

***Be sure to read and follow the outlined criteria below for consideration of a complete application.***

Thank you for your interest in our current lease opening. We look forward to the opportunity to work with you. Please take a moment to review our leasing process and requirements.

### 1. APPLICATION PROCESS

- a. All applicants must be 18 years or older. Each person over 18 years of age or older who will be living in the unit must submit a completed application and pay the non-refundable application fee of \$45.
- b. The entire application must be completed. Applications that do not have all areas completed or contain an explanation for omissions will be returned to the applicant. If additional space is needed, please attach a separate sheet of paper.
- c. Once all applications are reviewed and screened, an application will be accepted.
- d. Acceptance will be followed up with a letter confirming the acceptance, receipt of the first month's rent and security deposit (Cashier's Check only) and complete the Move-In Inspection.

### 2. QUALIFICATIONS

#### a. Requirements:

- i. Verifiable and continuous full-time work history at your present job – (Applicants must provide names, dates, and contact information for employers.)
- ii. Satisfactory Credit Score – Weighted Credit Score will be used. Minimum 620 FICO.
- iii. Net income of 2.5 times the amount of the rent.
  - Applicant must provide proof of ability to pay rent through sources such as 3 months' pay stubs, employer contract, government documents or retirement/security statements.
  - Self-employed applicants can provide bank statements, business licensed and P&L.
  - Debt to Income Ratios no more than 45%.

### 3. RENTAL HISTORY

- a. Applicant must provide correct names, dates, and contact information for current and prior property managers and/or landlords for the previous 5 years.



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#### 4. PETS

a. Applicants must complete a third-party screening and review process for your pet [HERE](#) or at [soundinvestmentspms.petscreening.com](http://soundinvestmentspms.petscreening.com).

b. If the applicant does not have a pet, you must identify this through the screening site.

#### 5. IDENTIFICATION

a. At least one form of government-issued photo identification, (i.e. Driver's License, Passport).

b. Copy of proof of residency (Utility, T.V., Internet, Telephone bill or Rental Agreement).

#### For Government Subsidized Applicants:

At the applicant's discretion, an applicant can prove lawful, verifiable alternative evidence of the applicant's reasonable ability to pay their portion of the rent instead of running their credit report. Applicant can provide six months of the following:

- Government benefit payments
- Pay Stubs
- Bank Statements

Applicant must email [pm@soundinvest.com](mailto:pm@soundinvest.com) after completing the application to notify our office that you would prefer the alternate screening.

***For technical support, please email [pm@soundNvest.com](mailto:pm@soundNvest.com).***