

RENTAL APPLICATION CRITERIA

Bison Property Management LLC

Thank you for your interest in renting with us. To ensure a fair and consistent process for all applicants, we apply the following criteria to every applicant. All applications are reviewed in compliance with the Fair Housing Act and all applicable federal, state, and local laws.

1. Application Requirements

- Each adult (18+) must submit a separate application.
- Each applicant must provide:
 - Government-issued photo ID
 - Social Security Number or ITIN
 - Proof of income
- Application fee: \$50 per applicant (non-refundable)

2. Income Requirements

- Combined gross monthly income must equal at least 3x the monthly rent
- Acceptable income verification:
 - Last 2 months of pay stubs
 - Tax returns (self-employed)
 - Bank statements (if applicable)
 - Offer letter for new employment
- Co-signers/guarantors may be accepted at owner's discretion and must earn 4x the monthly rent.

3. Credit Criteria

- Credit reports will be obtained for all applicants.
- Minimum recommended credit score: 500
- Applications may be denied for:
 - Open bankruptcies
 - Recent collections related to housing

- Outstanding utility or landlord balances
 - Excessive late payments
 - Criminal history
- Medical collections may be excluded in accordance with current reporting standards.

4. Rental History

- 12–24 months of verifiable rental history preferred.
- No prior evictions within the past 4 years.
- No outstanding balances owed to prior landlords.
- History of timely payments and proper care of property required.

5. Criminal Background

Criminal background checks will be conducted. Applications may be denied for:

- Violent felony convictions
- Drug manufacturing/distribution
- Sexual offenses requiring registration
- Property damage-related felonies

All criminal history is evaluated on a case-by-case basis considering nature, severity, and time since conviction.

6. Occupancy Standards

- Maximum occupancy: 2 persons per bedroom (subject to local code).

7. Pets (If Applicable)

- Pet approval required.
- 2 pets allowed per unit
- Pet fees: \$300 (one time at move in)
- Monthly pet rent: \$35 per pet.
- Assistance animals are not considered pets and are handled per Fair Housing guidelines.

8. Security Deposit

- Security deposit typically equals one month's rent.
- Deposit amount may vary based on credit profile.

9. Approval Process

- Applications are processed in the order received.
- Incomplete applications will not be processed.
- Approval is not guaranteed until lease is signed and deposit is paid.
- Falsification of information will result in denial.

10. Equal Housing Statement

We comply with the Fair Housing Act and do not discriminate on the basis of race, color, religion, sex, disability, familial status, national origin, sexual orientation, and/or any other protected class under applicable law.