

GS Benchmark Real Estate

Rental Qualification Criteria

To ensure a fair and consistent screening process, all applicants must meet the following criteria. All occupants age eighteen (18) and older must complete a separate rental application and pay the required application fee. Meeting the following criteria does not guarantee approval. The First Qualified receives final approval, based on the entirety of the application, supporting documentation, and screening results.

1. Application Fees

Total cost to apply is \$75. Consists of two charges. \$35 Background Screening. \$40 Application Verification.

2. Security Deposit Requirements

Typically equal to one months rent. It can vary by property and applicant but it will not exceed one and a half months rent. Final Deposit amount discussed at time of approval.

3. Income Requirements

Applicants must demonstrate verifiable gross monthly household income of at least three (3) times the monthly rent. Total recurring monthly debt obligations may not exceed one-third (1/3) of the applicant's gross monthly income (Debt-to-Income Ratio). Income must be verifiable through pay stubs, tax returns, offer letters, or other acceptable documentation.

4. Employment History

Applicants must demonstrate a minimum of one (1) year of verifiable employment history. Recent job changes may require additional documentation. Self-employed applicants may be required to provide tax returns or additional financial records.

5. Credit History

Minimum credit score requirement is 650. Credit history will be evaluated for overall financial responsibility, including payment history, collections, judgments, charge-offs, and outstanding balances.

6. Rental History

Applicants must demonstrate at least three (3) years of verifiable rental or housing history. References must reflect timely payments, proper notice to vacate, no lease violations, and no outstanding balances owed to previous landlord.

7. Criminal Background Screening

A criminal background screening will be conducted. Approval will be based on the nature, severity, and recency of any criminal convictions in compliance with federal Fair Housing guidelines and applicable Arizona law.

8. Eviction History

Applicants with prior eviction judgments, outstanding landlord collections, or pending eviction actions within the past five (5) years may be denied. Additional verification may be needed.

9. Pet Policy

Pets approved on a case-by-case basis. If approved, pet terms vary by property and may include a refundable pet deposit (commonly \$300), a non-refundable pet fee (up to \$600), and/or an additional monthly pet rent. All pets must receive prior written approval before occupying the property. Unauthorized animals constitute a material lease violation.

10. Renters Insurance Policy

All tenants are required to carry Renters Insurance up to \$100,000 and will name GS Benchmark as additionally insured.

11. Arizona Statutory Compliance

This screening policy is administered in accordance with the Arizona Residential Landlord and Tenant Act (A.R.S. § 33■1301 et seq.), the Federal Fair Housing Act (42 U.S.C. § 3601 et seq.), and all applicable state and local laws. Nothing in these criteria shall be interpreted to violate protected class status under federal or Arizona law. Reasonable accommodations for persons with disabilities will be considered in accordance with applicable law.

12. Equal Housing Opportunity

GS Benchmark Real Estate is committed to Equal Housing Opportunity. All applications are evaluated using consistent screening standard.

