

Screening Item	Requirements
Credit Score	<ul style="list-style-type: none"> ▪ Tenant(s) must have a minimum credit score of 670
Proof of Income	<ul style="list-style-type: none"> ▪ The tenant(s) must provide proof of income equating to 3 times the monthly rent amount.
Proof of Employment	<ul style="list-style-type: none"> ▪ The tenant(s) must provide proof of current employment.
Ledger Balance	<ul style="list-style-type: none"> ▪ Owner must have zero balance due in HOA fees and/or HOA fines prior to leasing.
Evictions	<ul style="list-style-type: none"> ▪ Tenant(s) cannot have any evictions on record.
Criminal	<ul style="list-style-type: none"> • Tenant(s) and purchaser(s) cannot have any felony conviction within the last 10 years and no misdemeanor conviction within the last 5 years.
Sex Offender	<ul style="list-style-type: none"> ▪ Tenant(s) and purchaser(s) cannot have any record resulting in a conviction.
Occupancy	<ul style="list-style-type: none"> ▪ Only the pre-screened tenants on the application are permitted to permanently reside at the residence. ▪ Tenant(s) cannot sublet any part of the residence. ▪ Tenant(s) and purchaser(s) must adhere to reasonable occupancy maximum restrictions. ▪ Tenant(s) and purchaser(s) cannot operate a business within the premises.
Pets	<ul style="list-style-type: none"> ▪ Tenant(s) and purchaser(s) must disclose pet information along with any required paperwork including Rabies veterinary records. ▪ Only domesticated pets are allowed in accordance with Manor Parc's Governing Documents.
Community Standard	<ul style="list-style-type: none"> ▪ The tenant(s) and purchaser(s) must sign and acknowledge receipt of the Rules & Regulations and Governing docs. ▪ The tenant(s) and purchaser(s) submitting the application must comply with all HOA rules. ▪ If there are any unresolved breaches/violations by the tenant(s), the tenant(s)/owner will be escalated to the Fining Committee for further action. Failure to resolve any violation within a reasonable time may result in the HOA requesting termination of the lease agreement. ▪ All owners and tenants must abide by all the rules and regulations of the HOA including all rules within Manor Parc's Governing Documents.