



Rental Qualifications

All applicants must meet the following criteria to be considered:

1. All applicants must agree to both a credit and background check.
2. Any applicant to a single tenant property must have verifiable income of at least three times the monthly rental rate.
3. Any applicant to a multiple tenant property must have verifiable income of at least three times their portion of the monthly rental rate.
4. No tenant can be legally bound by another rental contract or lease during the terms of the lease through River City Property Management.
5. All applicants must have a credit score of at least 650 and at least 85% of accounts in good standing, or must have a co-signer who meets these qualifications.

Grounds for Automatic Exclusion as a Tenant

Within the past 7 years:

1. Violent felony arrest or conviction
2. More than one landlord/tenant dispute
3. Multiple misdemeanor convictions
4. Registered sexual predator and/or sex offender
5. Registered in OFAC/terrorist database records
6. Drug-related felony (excluding marijuana possession)
7. Financial felony

Grounds for Possible Exclusion as a Tenant

Within the past 7 years:

1. Pending arrests/pending court case
2. Prior criminal case involving serious misdemeanor charge
3. Gang/drug involvement
4. Prior court action involving spousal or domestic abuse
5. Unsatisfied judgments
6. Employment/rental history
7. Prior eviction