



RENTAL CRITERIA

EQUAL HOUSING OPPORTUNITY. Salt Valley Property Management does business in accordance with the Federal Fair Housing Law. It is illegal to discriminate against any person because of race, color, national origin, sex, religion, familial status, marital status, or disability in the rental of housing. If you feel you were denied, or subjected to different terms or conditions for, rental, on the basis of prohibited discrimination, you may contact the Commission on Human Rights at (402) 441-7624.

If you are requesting reasonable accommodation of the animal under housing laws, please provide a letter from you doctor, therapist or other provider which prescribes or discusses the need for the animal as defined under the ADA, Fair Housing Act, or the Rehabilitation Act of 1973 and explains how the requested accommodation will be helpful to your needs.

1. The rental application must be completed by every person 18 years or older.
2. There is a \$30 application fee per applicant. **No cash accepted.** This is nonrefundable.
3. We do not take co-signers
4. Tenant is **REQUIRED** to maintain personal property and liability insurance (Renters Insurance).
 - a. Proof of insurance will be required by providing a copy of the declaration page.
 - b. Salt Valley Property Management LLC (SVPM) will need to be named as an additional insured entity as Landlord for liability purposes on your renters insurance during your residency with SVPM.
 - c. We require a minimum of \$300,000 liability insurance.
5. **Please note that all of our properties are smoke-free.** If you smoke, we ask that you smoke outdoors, and away from the buildings. This means we are asking you to smoke on public sidewalks as a minimum distance from the buildings, and as a very much appreciated courtesy to people in and around the building.
6. You must provide some form of identification. Applicants may provide a driver's license, military ID, passport, international identification card, work/student visa verification, permanent resident card, temporary resident form, employment authorization card, or arrival/departure record.
7. We require monthly income of 3 times the amount of your monthly rent. Income must be verifiable through recent paycheck stubs, employer contact, recent bank statements, recent tax records, or some other verifiable means. Combined income of the rental applicants will be considered for income verification. **We are not currently accepting state or federal aid, nor program aid from any assistance entities.**
8. There is no sub-leasing allowed. Any person living in the unit must be on an approved lease from Salt Valley Property Management.
9. You must have a credit report FICO score equal to, or greater than 600 or you will be denied. In the case of roommates, at least one applicant, and ultimately one signer of the lease must have a credit report FICO score equal to, or greater than 600 or you will be denied.
10. Misrepresentations on the application or rental agreement may cause your rental agreement to be terminated.
11. If, at any time, you have a judgment filed by a housing provider, that is unsatisfied, you will be denied.
12. Anyone involved in an eviction, eviction proceedings commenced, or lease terminated by landlord in the past 4 years will be denied.
13. If you have a judgment filed by a housing provider within the last 4 years, that is satisfied, you will be denied.
14. If there is an extensive, negative rental history within the last 3 years you will be denied.
 - a. We will look at rental payment history that includes missing payments, late payments, writes offs, NSF payments, collections, and others.
 - b. We will look at written notices issued for such things as noise/disturbance, unauthorized persons, unauthorized pets, parking, subletting, smoking, and others.



- c. We will look at tenant evictions, skips, nonpayment of utilities, utilities taken out of Tenant’s name prior to lease end, and others.
15. A detailed criminal background check will be performed on all applicants 18 and over.
- a. If, at any time, you have been convicted of drug manufacturing, or are a registered sex offender, you will be denied.
 - b. If you have been convicted of a violent crime within the last 7 years, you will be denied. A violent crime or crime of violence is a crime in which an offender uses or threatens force upon a victim. This entails both crimes in which the violent act is the objective, such as murder, as well as crimes in which violence is the means to an end. Violent crimes may, or may not, be committed with weapons. Violent crimes can include aircraft hijacking, bank robbery, mugging, burglary, terrorism, carjacking, rape, kidnapping, torturer, shootings, murder, gangster activities, drug related activity, homicide, assault, manslaughter, sexual assault, negligence, endangerment, extortion, harassment, and others.
 - c. If you have been convicted of a felony within the last 3 years, you will be denied. In the United States, the federal government defines a felony as a crime punishable by death or imprisonment in excess of one year.
 - d. If you have been convicted of a property crime within the last 5 years, you will be denied. Property crime is a category of crime that includes, among other crimes, burglary, larceny, theft, motor vehicle theft, arson, shoplifting, and vandalism. Property crime involves the taking of property, and does not involve force or threat of force against a victim.
16. With your approved rental application and paid rental deposit, Salt Valley Property Management will hold the unit for you, up to 30 days. If you have not returned the signed lease, other documents, and paid the remaining fees and rents within 30 days, you will forfeit your rental deposit.
- 17. First month’s rent, prorated rent, pet rent, security deposits, and other fees due must be paid by certified funds. This will be a cashier’s check from a bank, or a draft check from a credit union. Checks will be verified with the bank or credit union.**
18. Occupancy of the premises shall be limited to the maximum number of persons allowed by local building or zoning codes. Where such a limitation does not exist, the following restrictions shall apply:

Apartments:	Family	Non-Family
Efficiency	Two (2) Related People	Two (2) People
One Bedroom	Two (2) Related People	Two (2) People
Two Bedroom	Four (4) Related People	Three (3) People
Three Bedroom	Six (6) Related People	Three (3) People
Houses and Duplexes		
Two Bedroom	Four (4) Related People	Three (3) People
Three Bedroom	Six (6) Related People	Three (3) People
Four Bedroom	Eight (8) Related People	Three (3) People

