

QUALIFICATION CHECKLIST *(Do you qualify to rent from us or get owner-financing?)*

We are looking for reliable tenants who have the desire to rent or owner-finance one of our homes. Your application will be accepted or denied based on criteria that we have found useful in predicting the success of applicants in fulfilling the lease requirements. We want to have a "win-win" relationship with you. If we find that, based on our criteria, you cannot or will not qualify to lease this property; we will not accept your application. This is to your advantage, since you should not waste your time, effort, and hard-earned money on a home that you cannot afford to rent or buy.

If your application is accepted, we will work with you to make sure that your goal of renting or buying this home is fulfilled. Please take the time to read these instructions carefully so that we can process your application quickly and fully.

Your application will be evaluated based on a "point" system. If you achieve the minimum number of points required, your application will be accepted. If you achieve short of the minimum number, you may be asked to pay a larger up-front fee or higher monthly payment. The qualifications are relatively easy to meet.

The following things affect your score:

(We will usually overlook poor credit if the credit report shows you are working to rebuild your credit)

Landlord references	Evictions & rental history
Employment references	Credit & Background reports
Income	How well you maintain your current home

The following items will result in AUTOMATIC REJECTION of your application:

- If you lie about any item on the application. We check all information that you give us VERY CAREFULLY. We can usually overlook poor credit etc... IF we know ahead of time what we are going to find and if the credit report shows you are working to rebuild your credit. However, even one small falsehood will result in automatic rejection of your application.
- If you have been convicted of a violent, sexual, or drug-related felony in the past 5 years.
- If you have a gross household income (before taxes) of LESS THAN 3 times the monthly rent.
- If you have been a PLAINTIFF (the one who SUED someone) in a lawsuit other than an auto accident or class action suit.
- If you maintain your current home in unsanitary conditions (i.e., in a way that attracts bugs).

Please follow these instructions in filling out your application;

1. ALL adults who will be living in the house must fill out a separate application.
2. Fill out EVERY part of the application
3. Sign the application
4. The \$25 application fee must be paid in CASH or by MONEY ORDER made out to **GHO Holdings LLC**. Only one fee is needed per household.
5. If you feel that any items on your application (credit, evictions, etc) need further explanation, feel free to attach a separate letter of explanation.

WE LOOK FORWARD TO WORKING WITH YOU!

The Home Flippers LLC – www.TheHomeFlippers.com
Lexington Communities - www.LexingtonCommunities.com
GHO Holdings LLC
Info@LexingtonCommunities.com

803-361-2739



Lease Application Checklist

Below is the "Point System" that we use to evaluate applications for those who wish to rent or owner-finance a home from us. Please enter the appropriate number of points in each section to determine if you meet our criteria.

Check all that apply

- _____ You have not been convicted of a violent felony, drug-related felony or sexual felony
- _____ You make at least 3x monthly rent payment in gross income
- _____ You have not been a plaintiff in a lawsuit
- _____ You have not lied on your application (includes leaving out important information about credit/felonies)
- _____ You maintain your current home in a sanitary condition (that is, in a way that does not attract bugs).

The above items do not count towards total points, but missing any will result in automatic rejection.

_____ How does the payment for our home compare to rent you currently pay?

2 points: This payment is same or less than the rent you currently pay.

1 point: This payment is not more than 15% higher than the rent you currently pay.

0 points: This payment is more than 15% higher than the rent you currently pay.

_____ Do you pay on time/have had no evictions or eviction notices within last two years?

3 points: You have never been late with rent

2 points: You have been less than 10 days late but caught up **OR** you don't pay rent

1 point: You have been more than 10 days late or received an eviction notice, but paid up.

0 points: You have been previously evicted and set out and moved

_____ Your time on the job for the past two years:

3 points: You have been on the same job for at least two years

2 points: You have been on two jobs, but same line of work

1 point: You have been on two jobs, different lines of work

0 points: You have had more than two jobs, whatever line of work

_____ Good reference from landlord (for past two years)

3 points: You can provide good references from past two landlords.

2 points: You can provide good references from one landlord.

1 point: You cannot provide reference from landlord but an inspection of property will show it clean and well kept. You have had no evictions **OR** you have no rental history.

0 points: Bad reference from a landlord, or you have received an eviction notice.

_____ **Add 1 point:** You currently have no unpaid judgments or collections (*Don't include medical*).

_____ **Add 1 point:** You currently have no late payments of any kind (*Don't include medical*).

_____ **Add 1 point:** You have had no evictions or eviction notices

_____ **Add 1 point:** You do not currently have any "inside" pets.

_____ SUBTOTAL OF POINTS

0-6 points = Application Rejected

7-9 points = Partial qualifier, see extra points

10+ points = Application Accepted

Extra points if needed

_____ **Add 1 point:** if you make 4x rent/lease payment in gross income

_____ **Add 1 point:** for every \$2K additional down payment (will also reduce your monthly payment!)..

_____ **TOTAL – You need 10 points to qualify**

Lease Application & Information Release Form

Each Adult applying for rental/owner financing must complete a separate application (only one \$25 fee per family)

PLEASE PRINT LEGIBLY: All blanks must be filled in. We verify credit, employment, landlord and court history.
Before filling out this form, please verify you meet our minimum 10-point rental criteria found on the previous page.

Applicant's Name		Maiden Name	
Email Address		Phone #	
SS#	Birthdate	DL #	State

HOUSEHOLD INFORMATION (who will be living in this rental home with you)

Name	Relationship	Name	Relationship
Name	Relationship	Name	Relationship
Name	Relationship	Name	Relationship

CURRENT RESIDENCE INFORMATION - where you live now (please attach recent phone/utility bill)

Address, City, State		How long here?
Landlord Name	Landlord Phone	
Landlord's Address, City, State		Current Rent/Mo
Name of person who gets Electric/Gas Bill		
Name of person who gets Water Bill	Name of person who gets Phone Bill	
Why are you moving?		

PREVIOUS RESIDENCE INFORMATION

Address, City, State		How long?
Landlord's Name	Landlord's Phone	
Landlord's Address, City, State		
Why did you move?		

EMPLOYMENT REFERENCES (please attach your most recent pay stub)

CURRENT Employer		Supervisor's name	
Employer Address		Phone	
Job Title/Description			How long employed?
Monthly Income: \$	Additional Income from other sources: \$		

PREVIOUS Employer			
Employer Address			Phone
Job Title/Description			How long employed?

IN CASE OF EMERGENCY CONTACTS

Name	Phone
Name	Phone

REFERENCES *(People not related to you)*

1st Reference Name	Phone
Address, City, State	
2nd Reference Name	Phone
Address, City, State	

FAMILY CONTACTS / Other Information

Father's Name	Phone
Address, City, State	
Mother's Name	Phone
Address, City, State	

Your Bank Name

CREDIT/OTHER BACKGROUND INFORMATION

We use a service which will thoroughly check your credit, criminal and other background histories.

Have you ever been convicted of a Misdemeanor or Felony? _____ If YES, explain in box below:
Your application will be automatically rejected if you have been convicted of a felony in the last seven years.

--

Have you gone through bankruptcy, been evicted, had judgements or other legal action against you? _____
We can overlook poor credit if we know ahead of time what we are going to find and Credit Report shows you are up-to-date now.

--

A NON-REFUNDABLE CREDIT/BACKGROUND CHECK FEE OF \$25 IS DUE WITH APPLICATION (per family)

I hereby authorize Lexington Communities, The Home Flippers, GHO Holdings LLC, their designees, and their Credit and Background Information Service to obtain information concerning my past credit, and/or tenant-landlord history now or anytime in the future. I hereby authorize any of the following sources, including but not limited to landlords, public or privately owned utilities, current or past creditors, governmental housing agencies, and/or other credit reporting agencies to release any information concerning my/our past credit and/or tenant-landlord history. I hereby release any of the above sources, their officers, agents or employees from any liability for damages of whatsoever kind or nature whether caused by negligence or otherwise which may at any time result to me/us by reason of compliance with the above mentioned inquiry which may include the answering of specific questions and the giving of any information concerning my/our past records.

I HAVE READ THE ABOVE AND I AM IN COMPLETE AGREEMENT WITH IT.

Applicant Name (Printed) _____ Signature _____ Date _____

APPLICATION FOR PROPERTY LOCATED AT	
Down payment / Deposit \$	Payment per month \$