

Minimum Qualification Requirements for Perspective Tenants

- Total monthly income (including all verified recurring sources, such as employment income, housing assistance, or social security) must be three times the monthly rent amount
- First month's rent, last month's rent, and a security deposit in the amount of one full month's rent must always be paid in advance of taking possession
- Credit score must be 600 or above
- Must provide an independently verifiable positive reference from a previous landlord (not a current landlord, and no relatives)
- No criminal record within the last 30 years if related to: violence (threatened or actual), sexual misconduct, fraud, or the manufacturing or distribution of illicit substances
- No evictions within the last 20 years
- No bankruptcies within the last 10 years
- No smoking is permitted inside the property
- No pets are permitted on the property unless exempted by law

Approved by: *Joseph A. Rinaldi*
Joseph A. Rinaldi

Updated: 2020-12-22

[Subject to change without notice and to management discretion. Federal, state, and local laws, rules, and regulations supersede any impermissible qualification.]

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

On this 22nd day of December, 2020, before me, the undersigned notary public, personally appeared Joseph A. Rinaldi, and proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.



Lori A. Stickle
_____, Notary Public
My Commission Expires: 11/28/2025