



Rocket Rentals LLC
1485 Howard Rd #24972
Rochester, NY 14624
www.rocketrentals.net

Application and screening criteria

Effective August 1, 2022

Rocket Rentals LLC ("Management") is pledged to the letter and spirit of the US Policy for the Achievement of Equal Housing Opportunity. Management encourages and supports a program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familiar status, or national origin.

Management may receive multiple applications and approve the best qualified applicant based on the following screening criteria.

A rental application must be submitted by all prospective residents 18 years of age or older. *By submitting the application, you understand and authorize Management to run a criminal background, judgment, and credit screening report based on the information you provide.*

- 1. Employment/income.** An applicant must have verifiable current employment and at least 6 months employment history. Gross monthly income must be three (3) times the amount of rent, and occupant income may be combined to meet the requirement. Income may be verified through pay stubs, financial aid deposits, scholarships, grants, W2, or tax returns. Student(s) who rely on their parent(s) for income must have their parent(s) guarantee the rental agreement and submit proof of income.
- 2. Residency/rental history.** Previous residency for the last 2 years must be verified, including landlord contact information. Prior judgements must be paid in full. Judgements less than three years old will disqualify your application. Proper notice must be given to the current landlord and all obligations of current and past leases must have been satisfied.
- 3. Criminal background.** Applicants will be denied for having felony conviction(s) involving violent crimes against person or property less than 10 years old including but not limited to murder, sexual crimes, arson, kidnapping, assault, robbery/burglary, terrorism, or the involvement in production or distribution of drugs. Successful completion of any sentence must be 2 years prior to applications, and no new criminal activity in the interim years. Applicants with any outstanding warrants or who are awaiting trial will be denied.
- 4. Credit score/rental history.** Applicant's credit score of 600 or above must be verified by a credit check performed by Management. A copy of a credit score obtained by the applicant within the previous 30 days is also acceptable proof. If the applicant's credit score is less than 600, a satisfactory reference from the current landlord may be substituted at Management's discretion.
- 5. Occupancy.** Every intended occupant 18 years of age or older must submit an application only after viewing the unit. There are no exceptions to this requirement, and unauthorized occupants constitute a violation of the rental agreement.

6. **No pets / No smoking.** All units have a strict no pets and no smoking (this includes vaping) policy.
7. **Complete and accurate application.** The online application must be completed entirely using truthful and accurate information. Inaccurate or missing information may prevent the screening from being performed, which would disqualify your application.
8. **Terms.** Management policy is to offer month-to-month rental agreements only. 1-year or multi-year lease terms are not available. If the application is approved, the applicant must be willing to sign a month-to-month rental agreement only.