

Tenant Qualification Criteria

1. A credit report will be generated from each application. Outstanding bad debts, collections, bankruptcy, evictions, etc. will affect qualifying. Applicant may submit a letter of explanation for any adverse credit, with the application.
2. A criminal background check will be completed on each applicant. ANY criminal record will normally result in an application denial. Applicant may submit a letter of explanation for any offenses. Approval will depend on the date, type and explanation of the criminal activity.
3. Applicants must gross a minimum of 3 times the rental amount. 2 years of employment history is required. Please include the 2 most recent pay check stubs, with the application package. Self employed applicants must supply 6 months of bank statements and 2 years of income tax returns.
4. 2 years of rental history, from a NON family member is required. Additional pages may be attached, to the application, if necessary.
5. Family size is limited to no more than 2 occupants per bedroom, 1 for a studio unit.
6. Shamrock is pet friendly but policy varies due to differences in properties. Please review the general Pet Policy and then contact us for specifics on a particular property.
7. If applicant is a student or recent graduate and does not meet the rental and employment requirements, a guarantor will be accepted. Please read the Guarantor process.
8. If applicant does not meet standard requirements, approval may still be possible with additional security deposit payment.