

BUTZIRUS

Rental

PROPERTIES

309-829-RENT

713 N. Main Street Bloomington, IL 61701

Ph: (309)-829-7368 • Fax: (309)-829-9338

Tenant Selection Criteria for Houses*:

• Requirements

- At least eighteen years of age
- Verifiable source of stable income (employment, pension, grant, SSI, etc.) (minimum of one year)
- Verifiable financial references (checking, savings, loan, etc.)
- Ability to afford rent, utilities and other financial obligations (our discretion)
- Personal references (minimum of two) (cannot be related to applicant)

• Preferences (additional deposit and/or co-signer may be required if these conditions are not met – our discretion)

- Two years at current or previous place of employment
- Positive rental reference (one year or more) (Landlord cannot be a relative of applicant)
- Established credit in good standing

• Instant Denial Items (Red Flags)**

- Foreclosure
- Repossession
- Eviction
- Bankruptcy (may be acceptable under certain circumstances – call for info.)
- Civil Judgment
- Drug-related Conviction
- Violent Crime Conviction
- Poor reference from current or prior Landlord (regardless of reason)

Occupancy Requirements:

We do not allow more than two occupants in each bedroom. Any occupants under eighteen years of age may only share a bedroom with another occupant of the same gender. Parents of children under six years of age may not qualify for houses that are only equipped with a shower stall (children under six years of age must have access to a bathtub). Our occupancy requirements are designed to protect us from, and keep us in compliance with, any/all current and/or future federal/state/local occupancy codes.

* Tenant selection criteria are subject to change, without notice. We reserve the right to approve or deny any applicant, for any reason, with the following exceptions: race, color, gender, age (over eighteen), religion, and marital status.

** Prospects with any Instant Denial Items need not apply.