



[www.Diversity505.com](http://www.Diversity505.com)

10401 Montgomery Pkwy NE Ste 1A  
Albuquerque NM 87111

### Tenant Qualification Process

Thank you for your interest in this property! The below Step-by-Step process will help you complete the application process and understand the qualifications needed to become one of our tenants. Please complete the application on our website: [www.Diversity505.com](http://www.Diversity505.com)

Qualifications:

**Income:** 3 times the monthly rent in household income - usually verifiable with 2 most recent paystubs.

**Background check:** each resident over the age of 18 will have to pass a background check (credit, rental history and criminal check).

**Credit requirements:** minimum credit score 550

**Rental history:** any evictions within the past 7 years or any outstanding balance to a landlord will be automatically declined.

**Criminal history:** anyone with a violent felony will be automatically declined.

**Landlord reference:** to consider the application complete, your landlord must complete our tenant verification form. Most landlords will not complete this form unless you give your notice to vacate, so please communicate with them to expect this form.

**Pet Screening:** at Diversity Real Estate we love pets! Whether you have a pet or not, you need to complete a Pet Screening at: <https://diversity505.petscreening.com/> before signing the lease.

All applicants must submit a photo ID with their income verification. Please email your income and ID to [Laura@diversity505.com](mailto:Laura@diversity505.com)

All applications will fall in one of the following categories:

**Accepted** - applicant passed all needed requirements and a decision will be made in comparison with the other applications. If chosen, applicants will need to sign the lease and submit the security deposit within 24 hours.

**Conditional accept** - applicant passed all needed requirements and a decision will be made in comparison with the other applications. If chosen, applicants will need to sign the lease and submit the security deposit and Last Month's Rent within 24 hours.

**Decline** - an adverse action letter will be emailed to the applicant.

Manager reserves the right to decline all incomplete or unverifiable applications.

Thank you,