



414 Spring Street, Chattanooga
TN, 37405
Office: (423) 266-1252

Rental Application Criteria for Lease Agreement Approval:

1. Credit score of 600 pts or higher is ideal along with:
 - a. No collections
 - b. No late payments
 - c. No bankruptcies
 - d. No garnishments
 - e. No previous evictions
 - f. No national/state registries
2. Proof of employment
 - a. Applicants must provide two most recent pay-stubs
 - b. If relocated, applicants must provide a letter of employment
3. Proof of income
 - a. Applicants that are self-employed must provide bank-statements showing monthly earnings for the last six months, and ninety days for applicants with W2s.
 - b. Applicants must also indicate any current or expected net losses, pending foreclosures, short-sales, etc.
4. Upon request, all applicants must provide a letter of recommendation from their previous landlord, or their mortgage payment history.
5. Applicants must disclose any previous or current sex offender violations, felonies, or any involvement in any kind of illegal activity.
6. All applicants must disclose any pertinent facts that might impact the safety of residents in any Bell community prior

to, and during the length of the lease agreement. Applicants must also disclose any previous evictions, or defaults on any lease agreements including outside the U.S.

7. Applicants must disclose any past foreclosures or any prolonged default (more than one) on previous or current mortgage payments.
8. Applicants must disclose every prospective or actual occupant in the lease agreement prior to move in, as well as during the entire leasing period, including month to month agreements. New occupants must be approved by Landlord.
10. All applicants should give honest and truthful information on the rental application and to any of the items listed above.

Disclosure: Any inaccurate information might result in denial or termination of the lease agreement. Bell Development also retains the right to revise or amend the criteria listed above at any time without prior notice.

We will follow and apply this policy to all applicants, regardless of race, color, religion, sex, handicap, familial status, or national origin.

I have read and understood the Rental Application Criteria for approved lease agreement.

Print Name

Print Name

Signature

Signature

Date

Date