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Thank you for your interest in a Trikin Properties managed home. An important component of the management process is to maintain a thorough screening process. We will accept applications meeting the requirements listed below. Applications must be completed in full by all residents 18 years of age or over. Multiple applications for a specific property or unit will be processed on a first come, first served basis.

#### Fees

- \$45 per adult application fee (\$20 in Wisconsin)
- All adults over 18 must apply and qualify

#### Criminal

- No felony convictions in the last ten years involving drugs or violence. It must be ten years since any time served. A criminal background check will be completed as a part of the application process.

#### Credit

- Current judgments will be calculated as reduced income
- Minimum credit score of 550
- No outstanding judgments to any other property management company

#### Income

- Provable income of at least 2.5x the rent
- Must provide current pay stubs showing year to date income or an offer letter from new employment

#### Residential History

- No evictions in the last two years
- Verifiable good residential history for the last 12 months

Any exceptions must be approved before applying. The application fee is non-refundable. While this list is accurate, actual scoring is more complex. It is possible for a high credit score to replace residential history, or solid residential history to replace poor credit. Please verify any details before applying.