



**APARTMENT TENANT SCREENING OF AMERICA**  
**932 FIRST CAPITOL – ST. CHARLES, MO 63301**  
**Phone: 636-946-9200 - Fax 636-946-5400**

## **HOUSING CRITERIA FOR APPLICANTS**

Applicant must be at least 18 years of age to apply for a rental.

Applicant must have income to afford rental unit.

This means if rent is	\$300/mo you will need income of \$900
	\$400/mo you will need income of \$1200
	\$475/mo you will need income of \$1425
When the rent is over	\$500/mo you will need 4 times or \$2000
	\$600/mo you will need \$2400 etc

You will need a **landlord history** of two (2) years. If no landlord history and a college student, you will need a co-signer. The same applies if no income or no credit history. **SSI, AFDC, TA, Retirement, Child support and Food Stamps** can all be counted as income.

You must be employed on the same job at least 2 years with a verifiable income.

You must have a reasonable Credit History.

You must have two identifications to give to the Landlord plus your **Social Security Card & Drivers License or car insurance ID**. If you are from out of the States you will need your **Visa, (INS-ID I9), Social Security Card** for work and/or letter of acceptance at college or Immigration Stamp I9 with picture ID. In most cases you will need a co-signer. There are variables.

Applicant must provide their previous year tax statement if they are self-employed or 1099. Commissions, draws, cash, tips on a job held less than a year will be scrutinized carefully.

**ALL MUST FOLLOW THE FEDERAL FAIR HOUSING LAWS AND CANNOT DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAR STATUSOR NATIONAL ORIGIN.**

If the documents submitted are questionable, ATS will follow thru on pulling whatever information needed other than the two ID's that need to be seen upon filling out the applications.