



HUDSON PROPERTY MANAGEMENT

INTEGRITY | PASSION | RESULTS

Hudson Realty, dba Hudson Property Management, in compliance with State and Federal Housing Guidelines, does not discriminate on the basis of race, color, religion, sex, handicap, familial status, or national origin in the sale, rental, or advertising of dwellings, in the provision of brokerage services, or in the availability of residential real estate-related transactions

OUR QUALIFICATIONS:

1. **Credit** - A credit report will be processed for each applicant. Each applicant can have no more than 25% negative credit.
2. **Income** - Verifiable gross household income must be 2.5 times the rental amount.
3. **Rental History** - You must have at least 3 years of current or previous verifiable and positive rental history. Homeownership can be substituted for rental history.
4. **Evictions** - Anyone with an eviction on their public record within the last 7 years will be automatically denied.
5. **Background Check** - Anyone convicted of a violent felony or manufacturing/distributing a controlled substance within 5 years of the application date will be automatically denied.
6. **Application Falsification** - Anyone who falsifies any information on the rental application will be automatically denied.