**WASHINGTON D.C. LANDLORD REQUIREMENTS**

The landlord requires the following criteria to be met by any prospective tenant:

* $\_\_\_\_ Non-Refundable Application Fee
* Monthly gross income must be four (4) times the monthly rent plus the average estimated utility usage. Income from all sources will be considered in addition to liabilities.
* No application will be processed until the application is completed in-full.
* Employment history of at least two (2) years of stable full-time work.
* Satisfactory rental history is required dating back up to two (2) years.
* Satisfactory consumer reports are required.
* \*If a criminal act has been found on the prospective tenant’s record within the last seven (7) years in accordance with § § 42–3541.02(d).

\*If the property is located in an owner-occupied property with three (3) units or less, the landlord may reject the prospective tenant for any criminal offense found on their record.

Exceptions to the above requirements may **ONLY** be considered under extraordinary circumstances.