



Music City Realty – Your Track to Freedom’s Tenant Qualification Requirements

The following qualification requirements are used by Music City Realty Property Management to help ensure a fair, consistent, and transparent rental application process.

All applications are reviewed using the same standards in accordance with Fair Housing laws.

1. Income Requirements

Applicants must demonstrate gross income of at least three times the monthly rent. Income below two times the monthly rent will result in denial.

2. Credit Requirements

The primary applicant must have a minimum credit score of 620. Scores between 580 and 619 may be considered for conditional approval with an increased security deposit. Credit scores below 580 will result in denial.

3. Rental History

Applicants with two or more prior evictions, or any open landlord collections, will be denied.

4. Criminal Background Screening

Applicants who are registered sex offenders will be automatically denied. Other criminal history is reviewed on a case-by-case basis in accordance with Fair Housing guidelines, considering the nature, severity, and recency of the offense.

5. Occupancy Limits

Occupancy is limited to a maximum of three unrelated adults per household.

6. Identification Requirements

All applicants must provide a valid government-issued photo ID.

7. Security Deposit Determination

Approved applicants are typically required to pay a standard security deposit equal to one month’s rent. Conditionally approved applicants may be required to pay an increased security deposit, generally ranging between 1.25 and 1.75 times the monthly rent, based on overall application risk factors. Increased deposits are subject to property owner’s approval.

8. Pet Screening

All applicants must complete a PetScreening.com profile. Assistance animals are not considered pets and are evaluated separately in compliance with Fair Housing laws.

*Music City Realty is an Equal Housing Opportunity provider.
All qualification requirements are applied consistently and without discrimination.*

