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Rental Application Requirements

- a Application Fee** – There is a non-refundable application fee of \$100 per applicant
- a Maximum Occupants** – Number of People Per Rental Property is set to two people per bedroom for safety purposes.
- a Identification** - Copy of Valid Government Photo ID including Driver's License, State ID, Passport, etc.
- a Income Verification** – Copy of your last two paystubs and a your most recent W-2. If you are self-employed or a 1099 contractor, we will require a copy of your last year's tax return and a recent bank statement to verify your income.
- a Income Requirements** – Your monthly pre-tax income must be at least 2.5 times the monthly rent.

Example: For a rental that is \$1,000 a month, you must have a monthly income of at least \$2,500. For a unit that rents for \$2,500 a month, the tenant's income must be at least \$5,000 a month.

- a Employment Verification** – We will verify your current employment status
- a Credit History** – Credit Checks Will Be Run on All Applicants (a minimum score of 700 is required unless an applicant does not have any previous credit history, or the applicant is a foreign national. Any score below 700 will require an additional deposit and landlord reserves the right to deny an applicant based on credit history).
- a Rental History Verification** – Previous rental history will be verified and any applicants with an eviction proceeding filed against them within last 7 years will be denied.
- a Criminal Background Verification** - No Criminal History (any applicants with a felony, assault or sexual misconduct convictions in the last 7 years will be denied)



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- a Security Deposit** – A minimum deposit equal to one month's rent will be required on all rental properties. Additional deposits may be required if above criteria is not met.
- a Pets** – A maximum of 2 pets is allowed with a maximum pet weight of 50lbs. An additional deposit of \$300 and a one-time pet fee of \$350 is applicable.
- a Property Insurance** – Tenants will be required to obtain a renter's insurance policy to cover any loss of their personal belongings or any incidental damage that may occur which may not be covered by the property owner's current insurance policy. Proof of insurance will be required prior to move-in.