

Rental Requirements to Rent this Property
All are Non Smoking

Fees for tenant(s) rental application

\$65 CASH for EACH individual occupant or \$65 CASH for a Married couple

Rental application fee includes

Employment and income verification
Credit check and history
Identity and criminal background check
Landlord verification and prior rental history

Documents needed for Rental Application

Rental application filled out in its entirety, WE ONLY ACCEPT OUR APPLICATION

Cash required at the time the application is turned in.
Legible copy of driver's license for all occupants over 18
Three most recent pay stubs
If self-employed, we need last two years' tax return, 30 days of pay stubs, and last two months of bank statements
If receiving alimony, child support, inheritance, retirement benefits or social security, we need court documentation or supporting documentation.

Income Qualifications

No more than 30% of gross monthly income can be used for rent.
(Example: Tenants combined gross monthly income is \$5000. You take \$5000 x30% \$1500. That means rent can be no more than that number.)

Credit Qualifications

Credit score of 700+

No more than 50% of gross monthly income can be used for total bills. This will include the rent for the property applying for.
(Example: tenants combined gross monthly income is \$5000. Take \$5000 x 50% = \$2500. That means their total bills can't exceed \$2500 including the rent for the property.)

Pet Policy

If pets are allowed, there is a \$250 security deposit for each pet. Additional Pet rent of \$20.00 per month for each pet.

Based on Application Results the following could be required

Additional security deposit
Prepaid rent
Shorter lease term
Guarantor or co-signer

Once tenant is approved

Listing agent/property manager will draft lease and addendums
Lease will be provided to tenants with instructions
Security deposit will be due once the lease is signed in the form of a cashiers or certified check, two months' rent.
Rent will be due in the form of a cashier's check, certified check or money order in order for tenants to receive keys.
All move-in dates not on the 1st, the rent will be pro-rated and the next month's rent will be due at move-in.
At move-in, a walk-through to determine condition will be done.