



Real Property Management Prestige Rental Criteria

Before you get started with application process, please make sure that you are prepared with the following items.

1. Read the Leasing Requirements and make sure you understand and agree to them.
2. Provide Proof of Income
3. Provide Photo Identification (must be valid)
4. Provide Previous 3 Years of Residency Information
5. Provide Previous 3 Years of Employment History
6. Pay Application Fee online – this fee is not refundable

WARNING: The status of our properties changes very quickly! Please be sure to speak with our office, we strongly recommend that you contact us before starting the application process.

Leasing Requirements:

Real Property Management Prestige supports The Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, sex, national origin, handicap or family status. The following are the guidelines and requirements of our qualifying criteria.

1. Completion of Lease Application. Applicants must be 18 years of age. All occupants 18 years of age or older must apply and pay an Application Fee online. The Lease Application must be completed in its entirety or it will be automatically declined.

2. Income. Monthly income must be at least 2.5 times the amount of rent. Applicant must provide two recent pay stubs and any additional documented income the applicant desires to be considered. If self-employed, applicant must provide prior year's tax return along with two recent bank statements.

3. Credit. A credit report will be accessed on each applicant who is 18 years of age and older. Excessive late payments, defaults, and/or unpaid rental related debt may be grounds for denial. If there are any credit problems, additional deposit may be required for approval. The tenant's credit will be averaged to determine the "unit's credit score". The security deposit will be calculated as follows:

600+ equal to one month rent
576-599 equal to 1.25 month rent
551-575 equal to 1.5 month rent
526-550 equal to 1.75 month rent
500-525 equal to 2 months' rent
All scores below 500 will be denied

4. Criminal History. A criminal history check will be performed on each applicant who is 18 years of age and older. Landlord's decision to lease may be influenced by criminal activity.

5. Photo Identification. All applicants must provide a legible and valid copy of their driver's license or other approved photo ID.

6. Rental History. All rental history provided on the Lease Application will be verified. Failure to provide all required information, providing inaccurate information, or information learned upon contacting previous landlords may influence the applicant's approval by Landlord.

7. Pets. Real Property Management Prestige has a very basic pet policy. Most of our properties allow pets. We understand that a pet plays a significant part in many people's lives, so we strive to allow most animals in our rental properties. Pet Screening Profiles are required for all animals looking to be accepted in one of our properties. Pet Screenings must be completed by going to:
Real Property Management Prestige charges pet rent each month for each of your animals. The charges break down as follows:

Pet Fee (Non-refundable) \$250 (one-time fee) Per Pet

Pet Rent(Paid monthly with property rent):

Domestic Dogs(per dog): \$25

Domestic Cats(per cat): \$25

Birds(per cage):

Small Breed \$10

Large Breed \$20

Caged Animals(per cage) i.e.: hamsters, gerbils, guinea pigs, etc.
\$10

Water Filled Tanks "Fish Tanks" (per tank):

(5-24gals) \$10

(25+ gals) \$15

We do NOT accept the following breeds as they can cause insurance issues for the landlord:

- Pit Bull Terriers
- Staffordshire Terriers
- Rottweilers
- German Shepherds
- Presa Canarios
- Chows Chows
- Doberman Pinschers
- Akitas
- Wolf-hybrids
- Mastiffs
- Cane Corsos

*Any mix with these breeds will also be denied

8. Automatic Decline of Application. Applicants will automatically be declined for the following reasons: false or misleading information provided on the Lease Application, invalid social security number, failure of all applicants to pay application fee, incomplete applications missing required data or not signed by applicant, any household member that is a registered or unregistered sex offender.

9. Approval Process. Once Landlord approves an application, the security deposit must be paid, and the lease executed within 48 hours of Landlord acceptance. Until that time, the property will remain on the market.

_____, _____, _____
Tenant Initials