

**PLEASE SEND all documents in one attachment with readable format if possible**

### **CRITERIA FOR ACCEPTANCE**

1. Credit 580 or above, anything under will be consider on case by case with conditions.
2. Household Income to be close to 3X more than the rental amount
3. No broken lease or foreclosure within the last 3 years
4. Criminal – no felony within the last 5 years and misdemeanor depend on the charges

### **DOCUMENT FOR ACCEPTANCE**

1. Lease application for each person applying (there's no fee for application)
2. Driver License or ID and SSN Card
3. Copy of 2 most recent paystubs

**DEPOSIT:** 1 month rent (*unless otherwise agree to*). Once landlord sign the contract, we request the deposit within 48 hours to stop processing application and change the status to “pending”. If not received within require timeframe, residential lease contract will be NULL and VOID.

### **BEFORE MOVE-IN:**

Must pay 1 month deposit and 1st month rent  
Provide proof of renter insurance

### **INVENTORY & CONDITION:**

Tenant(s) have 7 days after move-in to complete the residential inventory and condition form. If there's any items or equipment not functioning as intended, landlord will fix it after receiving Inventory and Condition Form back **without** any fee charged to the tenants. **All future repair request is subject to a \$75 deductible regardless of what the issue is.**