

PLEASE SEND all documents in one attachment, if possible: opening so many attachment will take us time and cause delays.

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. Background or Criminal history - no felony within the last 5 years and misdemeanor depend on the charges

DOCUMENT FOR ACCEPTANCE

1. Lease application for each person applying
2. Copy of Driver License or ID
3. Copy of 2 most recent paystubs or proof of income

You can run credit, background and eviction report and send it to me. \$40 per each applicant if I run it, and potential tenants will pay directly with the link I sent after reviewing the 3 item listed above.

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

BEFORE MOVE-IN:

Pay 1st month rent and deposit
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.**

PLEASE send your W-9 and Agreement Between Brokers listed