

Landlord Requirements & Preferences

All persons over the age of 18 who intend to occupy the property must complete the Lease Application and agree to credit & criminal check via mysmartmove.com: link will be sent once the full application has been received, along with the following supporting documents: 6 weeks paystubs or if you're self-employed or retired we require a copy of your prior year tax return or 4 most recent bank statements; copy of valid DL or Passport. Incomplete applications will not be processed. Application fee is the responsibility of the prospective Tenant.

Income: Verifiable income that is at least 2.5X the rent, but prefer 3X.

Credit: Healthy credit history and prefer credit score of 600+

Criminal Check required: Ideal candidate with have a clean background; any violent and/or felony offenses will result in an automatic decline. All persons who intend to reside on the property must be listed, even minors who may not reside full time. All persons over the age of 18 are required to submit an application and complete a background check.

Previous Rental History: two years of rental history is preferred (living in a property that is owned by a relative does not constitute a tenant/Landlord relationship for rental verification purposes). Owning your previous residence can take place of rental history. Landlord requires disclosure of any prior evictions or foreclosures.

Employment History: Two years of stable employment history is preferred. Longevity of employment may influence the Landlord's decision to lease the property to you.

Landlord and Employer References: Looking for positive feedback & comments

Pets on case by case basis, with no aggressive breeds considered due to insurance restrictions.

No smoking/vaping permitted inside the house or garage

Failure to provide the requested information, inaccurate information or information reporting negatively by a Landlord may influence the Landlord's decision to lease the Property to you.

Landlord reserves the right to determine the amount the Tenant(s) will be required to pay as a security deposit based on the result of the Applicants' screening reports. In some cases, last month's rent may be required, in addition to the security deposit due at lease agreement signing, and 1st full months rent due at move in.

First, Last & Security required with the following circumstances:

- Credit Issues with more than 50% negative credit
- Foreclosure History (5 years)

- Petitioned or Dismissed Bankruptcy
- Broken lease or negative rental history

Any Application that has not been fully completed - incomplete applications will not be processed.

Property Acceptance: Prospective tenant(s) are accepting the property in an “as is” condition. Requests for changes to the property must be submitted in writing with the application.

Applicant must submit security deposit and signed lease within 48 hours of acceptance of application. Failure to do so will result in cancellation of the application.

Automatic Decline: Applicants will be automatically declined for the following:

- Any eviction for cause by landlord (10 years)
- Falsification of application
- Failure to pay Application Fee (via mysmartmove.com)