

Rental application approval criteria:

1. Prefer 620+ credit score
2. Gross income requirement \$5250+ per month
3. No evictions in the past 5 years
4. Criminal background check will affect approval
5. Rental History for the past 2 years
6. No pets allowed (except for service dogs)
7. Non-smoker
8. Provide Letter of Explanation for any special circumstances

****Each person over the age of 18 must submit a separate rental application. No Incomplete application will be processed.*

What will we review when processing applications?

- Credit report with score
- Criminal background check
- Verification of employment & rental history
- Proof of income (paystubs, tax returns or bank statements)
- List of vehicles that will be parked at the property (year, make, model)
- Desired move in date
- Driver's license copy

Processing may take 2-4 days and incomplete application packets will not be processed. **Credit and background checks** are processed when a complete application is submitted, and a link will be sent to each applicant over 18 years of age. Application fees are not refundable. Applications are most commonly delayed by the Employment Verification & Verification of Rental History, so please have your client provide accurate contact information. Adequate Proof of Income is also required. Inability to provide valid proof of income may delay processing.

In the event multiple applications are received, the listing broker will process the first applications and only process the backup application if the first applicant(s) do not fit the qualifications or backout of the process.

Security Deposits and Lease Signing

Once/if an application has been accepted, the listing broker will provide security deposit and lease signing instructions. Security deposits will be due within 24 hours from an approved application. Renters will sign their lease digitally. First full month of rent will be due upon lease signing; make check payable to the Elet Realty, LLC. The listing agent will connect you with the Landlord prior to your move-in date.

Please contact the Listing Agent for any questions.
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