

Leasing Criteria

515 W Oak

\$1250

One months deposit plus first months rent due upon execution of lease

No pets/No smoking

\$42 application fee per person living in home 18 & over payable online via www.mysmartmove.com which includes credit, criminal background, previous rental/eviction history

Credit score 630+

Verification of employment

2 months paycheck stubs

Proof of any additional income

Copy drivers licenses/photo id to verify identity

Fully-completed & signed Residential Lease Application

Signed Addendum Regarding Lead-Based Paint

Landlord requires 3X income to rent ratio

Failure to provide accurate or incomplete information that is unverifiable will result in denial of application

Tenant responsible for all utilities

No Evictions within the last 8 years

No felonies within the last 8 years

No misdemeanors within the last 4 years

No crimes against children, violent, or drug-related felonies

No crimes against landlords or rental properties

No convictions/pleas to any crime involving metal theft, vandalizing properties, damaging properties, or arson

Single family household only

No subletting

Anyone who wants to move into home after lease must be fully vetted and added to lease

Pet violation initial charge \$250 + \$25 per day thereafter

Late charges – initial late charge after 4th day of \$35 + \$5 per day