

Lease Requirements

Please provide lease application(s), copies of Drivers Licenses for all parties 18 years or older who will reside in the home, last 30 days of paystubs or other income verification documents all in one email. **NO photos of applications or income documents please.**

To be considered for approval, all adults (18 and over) must fully complete a rental application. With the application via **MySmartMove.com or SIMILAR**, Tenants will pay the application fee directly via the site and a valid social security number and a copy of a State or Federally issued ID will be requested.

Information is obtained through a third-party service. All information is kept confidential. The final approval is up to the owner of the property.

Employment:

Applicant must be employed or provide proof of income. Each applicant must provide written proof of income such as a check stub (30 days minimum, most recent required), offer letter, most recent year's tax record or three most recent bank statement.

Resident History:

Any applicant with an eviction, a broken lease or owing landlord money may result in a denial.

Credit History:

A complete credit history from a credit bureau will be ordered. In case of denial, we will not provide a copy of the credit report or the application fee. We will provide the name of the credit bureau and the contact information.

Criminal History:

Criminal history will be checked. Final acceptance or denial is made by the property owner.

Animal Requirements:

Pets are not permitted. Please do not ask as this is the homeowners preference.

Landlord requirements and requests for tenants:

- **Requires renters insurance be in place within 48 hours of the lease starting**
- **Requires an in-person meeting with tenants at the beginning of the lease to cover expectations, maintenance requirements, to delivery of keys/remotes/other items.**
- **Delivery of inventory and condition form within 1 day of the start of lease**
- **Delivery of the**

Honesty is the best policy when it comes to the answers that you provide on the application. If there is an issue in your background or credit history, please feel free to send in a **written** explanation with the application. Please do not call the listing agent and ask what the owner will consider. Send everything in writing and it will be sent to the owners for consideration.