

RENTAL APPLICATION POLICIES

Please submit the completed application at ritudagrawal@gmail.com. Please send all documents together.

Anyone occupying the property that is 18 years of age or older must fill out an application.

Proof of income for the past 1 year. 3 month check stubs are sufficient or w-2s. If self-employed please submit signed tax returns. If military, we need current copy of LES

Verifiable residence history for past 1 year and must be a good reference (listing agent will contact previous landlords). If applicant was home-owner please provide addresses in application and make note of homeowner instead of landlord.

Credit scores must be good for all applicants, however if credit score is lower its up-to the landlord to consider depending on other factors.

Background check includes criminal history and evictions.

Small pets are allowed. Case by case basis

Applicants may be denied or required to make additional deposit for rent for the following or similar reasons: insufficient verifiable income, excessive late rent payments, broken leases, property damage, unpaid rent, excessive credit collection balances, etc.

If any of the above property guidelines are not met, it is up-to property owner to make exceptions.

LEASING PROCESS

Submit complete application for all residents who are 18 and older along with copies of Current ID, proof of income.

Please send all the documents in one email with property address in subject line.

Landlord will review complete documents, and if they approve, applicants will be notified by email to complete background check (credit, criminal and evictions) through Transunion Smart Move. Each applicant 18 years or older will pay \$40 to smart move.

Landlord will review background check, and tenant will be notified of acceptance or denial.

Once application is accepted, the lease agreement will be emailed for the applicant to sign. The applicant must submit the signed lease agreement and security deposit to within 24 hours. Security deposit must be cashier's check or money order made payable to Kajal Sharma. During this time, the property will remain active on the market until lease is signed and deposit is received. However, we will not consider other applications after applicant is accepted while lease agreement is in process.

First month's rent in the form of a cashier's check made payable to Realm Real Estate Professionals is due when keys are given on move in day.