

APPLICATION REQUIREMENTS:

Please review applicant requirements before submitting an application.

Please provide the following with your application: a valid social security number, copy of the driver license, proof of income (3x monthly rental rate). All applicants will have an additional credit, criminal and rental history check done through mysmartmove.com (\$43 application fee)

Owner looks for -good credit, good rental history, and no evictions.

EMPLOYMENT Applicants must be employed or provide proof of income. Each applicant must provide written proof of income such as check stubs (two most recent required), offer letter, most recent year's tax record or three most recent bank account statements.

RESIDENT HISTORY Any applicant with an eviction, a broken lease or owing another landlord money will result in denial.

CREDIT HISTORY A complete credit history report from a credit bureau will be ordered.

CRIMINAL HISTORY Criminal history will be checked. Any applicant with a record of a violent crime(s) or conviction for crimes of sexual nature or a sexual offender will be automatically denied. Our owner's decisions are based on the information provided by a third party at the time of the application.

Tenant's Responsibilities:

Repair Requests: All repair requests are subject to a \$50 repair co-pay by the tenant with the exception of air conditioning, heating, and water heater repairs.

Yard Maintenance: Will be done by a contracted 3rd party yard care. It is \$40/wk for 38 weeks of the year, at tenants expense.

-Tenant will water all zones of lawn using provided Rain Bird sprinkler system at least 2x/week 8 min/zone (June-Oct) and 1x/week 5 min/zone (Mar- May) Landlord allowed remote system password access to ensure watering.

A/C Filters: A/C Filters are to be replaced every 3 months.