

PLEASE SEND all documents in one attachment, if possible: opening so many attachments will take us time and cause delays.

CRITERIA FOR ACCEPTANCE

1. Credit 620 or above, anything under will be considered on a case by case with conditions.
2. Household Income to be close to 3X more than the rental amount
3. No broken lease or foreclosure within the last 3 years
4. Background or Criminal history - no felony within the last 5 years and misdemeanor depending on the charges

DOCUMENT FOR ACCEPTANCE

1. Lease application for each person applying and their Driver License or ID
2. Proof of Household Income – Household Income to be close to 3X more than the rental amount. (I.E. Rental amount = \$1,000 Household monthly Income Needed = \$3,000, Household Yearly Income Needed = \$36,000).
3. Credit, background and eviction report
Credit score of 620+ (we can negotiate if score is lower or potential tenants have special circumstances)
NO broken lease or felony within the past 7 years
NO SECTION 8, NO EXCEPTION
We prefer to run credit, background and eviction. \$42 Per Adult (everyone over 18)

DEPOSIT:

- One month rent (unless otherwise agreed to). Landlord request the deposit within 48 hours, after signing the lease to stop processing applications and change status to “pending”. If not received within the required time frame, the residential lease contract will be NULL and VOID.

BEFORE MOVE-IN:

- Pay 1st month rent and deposit
- Provide proof of renter insurance

INVENTORY & CONDITION FORM:

Tenants have 7 days after move-in to complete the Residential Inventory and Condition form. If there's any items or equipment not functioning as intended, landlord will fix it after receiving form back without any fee charge. All future repair request is subject to a \$50 deductible regardless of what the issue is.

PLEASE send your W-9 and Agreement Between Brokers