

- All occupants 18 years of age or older or any occupants under the age of 18 and deemed an adult under law are required to fill out a separate application.
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Tenant Requirements

- **Occupancy:** A maximum of 2 persons per bedroom.
- **Income:** A minimum of 2.5 times the monthly rental amount. Applicants will be required to provide pay stubs for the past four consecutive weeks.
- **Employment:** Applicants must fulfill at least one of the following
 - 1) Currently be employed with at least six months of work history.
 - 2) Currently be employed and at least six months employment with previous employer.
 - 3) Receiving retirement benefits, or any other verifiable and consistent income.
- **Self Employed:** Will be required to provide the previous years personal income tax return and previous two months personal bank statements as evidence of sufficient income.
- **Credit:** Scores below 600 or no credit history may result in the requirement of an additional deposit or denial.
- **Rental History:** Rental History will be reviewed and negative rental history will not be accepted. Failure to pay rent on time, evictions, damages in excess of 1000.00, repeated disturbances, outstanding debt or judgement to any prior landlord, etc
- **Criminal History:** A thorough criminal background check will be completed for each applicant. Automatic denials for applicants convicted of violent crimes, property crimes, prostitution, manufacture or distribution of illegal substances, illegal possession of weapons, etc.
- **Pets:** A maximum of 2 pets are permitted on the property with landlords written approval. Aggressive dog breeds are not allowed including Rottweilers, Pitbulls, Akitas, Dobermans, Chows, German Shepherds, Australian shepherds, etc. Exotic animals or reptiles are not allowed on property. Service animals are allowed
- **Pet Fees and Deposit:** Animal addendum required
 - Refundable Pet deposit: 250.00 per animal
 - Additional monthly rent for animals: 25.00 per animal
 - Violation of pet agreement will result in fines of 250.00 and 15.00 per day thereafter
 - Tenants with pets are required to replace HVAC filters at a minimum of every 2 months, HVAC related repairs determined to be caused by lack of maintenance will be charged to tenant.
- **Smoking:** Not allowed inside of property. Smoking addendum required. Tampering of smoke/fire alarms is not allowed and will result in violation of lease.
- The following appliances that will not be repaired: Refrigerator, Washer, Drier
- Tenant must maintain and replace air conditioning air filters every 3 months.
- Tenant violations that result in fines from the Homeowners Association (HOA) will be the responsibility of the tenant and can result in breach of lease.
- **Payments:** Monthly rent payments will only be accepted through "tenantcloud.com". Rent is due on the 1st day of each month and late on the 3rd day of the month, initial late fee of 50.00 and 10 .00 per day thereafter