

Rental Application Requirements and Lease Policies

1. Occupant Application Requirement:

- All occupants 18 years of age or older, or any occupants under 18 deemed an adult under the law, are required to fill out separate applications.

2. Occupancy Criteria:

- Maximum of two persons per bedroom allowed.

3. Financial Requirements:

- Applicants must exhibit an income at least 2.5 times the monthly rental amount. Verification through pay stubs for the past four consecutive weeks is mandatory.

4. Employment Verification:

- Applicants must meet one of the following conditions:
 - Currently employed with a minimum of six months' work history.
 - Employed with the current employer for at least six months or with a similar duration at the previous employer.
 - Receiving consistent income like retirement benefits or other verifiable sources.

5. Self-Employed Applicants:

- Self-employed individuals must provide the previous year's personal income tax return and the preceding two months' personal bank statements to demonstrate sufficient income.

6. Credit Assessment:

- Credit scores below 600 or no credit history may require an additional deposit or lead to application denial.

7. Rental History:

- Negative rental history including late rent payments, evictions, damages over \$1000, repeated disturbances, outstanding debts, or judgments from previous landlords will not be accepted.

8. Criminal Background Checks:

- Thorough criminal background checks will be conducted. Applicants convicted of violent crimes, property crimes, prostitution, illegal substance possession or distribution, or illegal weapon possession will be automatically denied.

9. Pet Policy:

- Approval required for up to two pets per property. Prohibited breeds include Rottweilers, Pitbulls, Akitas, Dobermans, Chows, German Shepherds, Australian Shepherds, etc. Exotic animals or reptiles are strictly prohibited, except for service animals.
- **Pet Fees and Deposit:**
 - Refundable pet deposit: \$250 per animal.
 - Additional monthly rent for each animal: \$25.
 - Violation of the pet agreement will result in fines starting at \$250 and \$15 per day thereafter.
 - Tenants with pets must replace HVAC filters every two months. Tenant negligence resulting in HVAC-related repairs will be charged to the tenant.