



## **COZYHOMES RENTAL APPLICATION DOCUMENTS**

**FAIR HOUSING:** We do not discriminate against any person based on race, color, religion, sex, national origin, family status or handicap status.

**Application Fee: \$65 per adult 18+.**

**Please submit applications to [www.cozyhomestx.com](http://www.cozyhomestx.com). Please have all adults applicant submit their applications separately. The management will reach out to the applicants once the application is received from the system.**

You can email the following additional requirements ahead to make the process faster to [slye@cozy-homes.com](mailto:slye@cozy-homes.com), [apm@cozy-homes.com](mailto:apm@cozy-homes.com), and [esrely@cozy-homes.com](mailto:esrely@cozy-homes.com).

### **1. Paperwork to provide (for all leaseholder/occupant over 18):**

- a. Last 2 paystubs with year to date total/summary.
- b. Copy of IDs (DL or passport + visa) for all adults occupying the property.
- c. Copy of social security cards for all adults occupying the property.
- d. Specific situations may require more paperwork see 6.

### **2. Income: should be 3 times rent as a minimum**

### **3. Credit check: you will receive an online form to fill out**

We will check your credit, please provide any explanation in advance to avoid surprises.

### **4. Background check: you will receive an online form to fill out**

Background check will be done, please provide any explanation in advance.

### **5. Pet policy**

Pets that are not classified as vicious or dangerous may be accepted. There is a fee of \$35 per pet per month.

### **6. Special situations: Foreclosure, evictions, bad credit etc.**

They are evaluated on a case by case basis, additional documents that may be asked: a. Bank account statements showing money coming in and out of the account.

b. Approval may be conditioned to an additional security deposit.

c. Approval may be conditioned to having a guarantor that must reside in the USA. Proof. of income, background and credit check will be done on guarantor.

### **7. Privacy policy**

We do not disclose your personal information to any third party besides credit/background check company.