



Umbrella Realty processes lease applications by examining and verifying the following information:

- o Credit Report – Credit is assessed by the profile of the credit content
- o Employment - 2 Year work or Work and school history over 2 years
- o Rental History – 2 year rental history required
- o Criminal Background – Case by case

The following factors could impact the final decision rendered by the owner:

- o Income or Job stability
- o Negative credit reporting
- o Criminal history
- o Negative rental or lack of rental history
- o Pets – Breed (etc.)

\*Umbrella Realty does not discriminate against any person based on race, color, religion, sex, handicap, familial status or national origin.



Documentation Instructions:

Email all supporting documents with each application: DL, SS card, most recent 60 day pay stubs, and a min of 3 months bank statements showing the monthly direct deposits from the job and rental payments. If the applicant is self-employed we will need a copy of DBA /LLC, most recent 6 months of bank statements to show monthly deposits, and most recent 1 year tax return.

Sign and date this form and submit with the application.

Upon approval applicant must pay \$150 processing fee by Zelle to [UmbrellaRealty1@gmail.com](mailto:UmbrellaRealty1@gmail.com)

Once the lease is signed instructions on how to provide the security deposit and first month's rent will be given separately.

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Applicant \_\_\_\_\_ Date \_\_\_\_\_

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Applicant \_\_\_\_\_ Date \_\_\_\_\_

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Applicant \_\_\_\_\_ Date \_\_\_\_\_