



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 600 or above, anything under will be consider on 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 600+ | 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 but please forward if you have it. \$40 per individual eighteen of age and older if I run it.

DEPOSIT: One month rent (*unless otherwise agree to*). Landlord request the deposit within 48 hours, after signed lease to stop processing application and change status to “pending”. If not received within require timeframe, residential lease contract will be NULL and VOID.

BEFORE MOVE-IN:

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

INVENTORY & CONDITION:

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 \$100 deductible regardless of what the issue is.**

PLEASE send your W-9 and Agreement Between Brokers