

Rental Criteria and Instructions 2024

Part 1: TENANT RENTAL CRITERIA

Rental History: Valid and verifiable, current and previous residence information minimum last 3 years.

Credit History: Credit score should be 600 or better. Will consider Credit Scores of less than 600 on a Case by Case and if accepted, they will require an additional security deposit.

Employment: Verifiable current and previous employer information as permanent employee for last 3 years.

Income: Monthly income is 3 times rent or greater.

Households with 3 or more applicants: The Landlord will only consider the two highest incomes in calculating household income.

Background Check: Applicants with a criminal record will not be accepted. Applicants with evictions on record will not be accepted. Applicants with Broken Leases will not be accepted. Applicants in the Terrorist Database will not be accepted.

Part 2: APPLICATION INSTRUCTIONS

1. Submit a **complete** RESIDENTIAL LEASE APPLICATION on RentSpree for each adult (18+) to be considered. This will be completed online and you will pay for the service directly.
2. While you are welcome to submit a copy of your credit and criminal background, **we will run our own background check with RentSpree with your online application.**
3. Submit a **color copy of current government issue photo ID** and SSN for **each** adult (18+) to be considered.
4. Submit **3 months of paystubs and 6 months of bank statements** showing deposits. Blank out the account numbers. If Self Employed, submit the Summary Page of the last two years of tax returns.
5. All adult Applicants will **sign, date, and submit this document** with their application package.
6. For Applicants that are retired individuals: They must provide the last 2 years of signed tax returns. They must submit all verifiable income information.
7. Non-U.S. citizens applicants must present evidence of applicant's right to live in the United States through the end of lease term
8. The Landlord or their designee will contact current and previous landlords and employers. This may take up to **two business** days.
9. The Landlord or their designee will choose **the best available** rental candidate if multiple qualifying candidates apply within the same time period.

10. The Landlord or their designee will contact the applicants or their agent with the result of their application as soon as it is **completely** processed.

Part 3: PET AND ANIMAL POLICY

1. Wild and feral animals as well as exotic animals or animals that require a special license or training are **not permitted** on the property at any time.
2. Fostering, Sheltering, or Rescuing an animal is **not permitted** at any time on any part of this property. Pet Sitting for an associate is similarly **not permitted** at any time on any part of this property.
3. Pets may be considered by the Landlord on a **case by case basis** at the Landlord's sole discretion. The landlord will need to meet and interact with the pet if the pet is to be considered.
4. **No animal over 25 pounds will be permitted.**
5. Dogs of unidentifiable breed will **not** be permitted.
6. Dogs that are of a **dangerous breed (in full or partially) will not be permitted.** The list of dogs that are considered to be of a dangerous breed include: Pit Bulls, German Shepards, Dobermans, Great Danes, Rottweilers, Boxers, Huskies, and Malamutes. This is not a complete list.
7. The Tenants will submit a **non-refundable \$450.00 Pet Fee** in guaranteed funds **for each permitted pet.**
8. The monthly **rent will increase by \$35.00 per month for each permitted pet.**
9. Animal Breeding is **not permitted** on this property.
10. Fish/Amphibian/Reptile Tanks **can not be larger than 10 gallons** and must be approved by the Landlord in writing.

Part 4: GENERAL RULES FOR TENANTS AND APPLICANTS

1. No smoking on property at any time. The no smoking rule includes the garage and the yard. This also applies to Vaping, Pipe Smoking, and the use of a hookah.
2. No illegal substances or contraband are permitted on this property at any time.
3. No waterbeds.
4. No more than 3 vehicles permitted at residence. Vehicles must be operational and have current registrations. Boats and Trailers are not allowed.
5. Tenants must comply with Home Owner Association (HOA) rules.
6. No business can be conducted at this property. Home-based businesses must be approved by the landlord in writing.
7. Tenant will inform the Landlord in writing of changes in employment and of changes in contact information within 24 hours of said change.

Part 5: REASONS FOR DENIAL OF APPLICATION

1. Incomplete application, inaccurate, false information automatically rejects application.
2. Unverifiable social security number. EINs or TINs or similar may be considered.
3. Did not provide proper notice when vacating previous residence.
4. Previous Landlord not willing to rent to you again due to a member of your family or guest behavior during tenancy in property.
5. Employers refuse to verify applicant's income or length of employment.
6. Previous Landlord reporting a violation of their lease agreement with you.
7. Bankruptcies, Vehicle Repossession, or Foreclosure within the last 24 months .
8. NSF checks within the last 12 months.
9. Criminal Record, Eviction, or on the Terrorist Database.
10. Threatening or confrontational statements or posturing towards the Landlord or their designated agents.

Part 6: MOVE IN INSTRUCTIONS

If offered tenancy, the Landlord or their designee will prepare a lease agreement and will review it with the Applicant and their agent (if applicant has an agent). The Applicant will sign the lease within 24 hours of being offered the tenancy and pay completed First Month Rent in Guaranteed Funds at the time of the signing. The issuing of the First Month Rent will hold the property for the tenant.

On the Day that the Tenancy begins, the Landlord or the Landlord’s designee will meet the Applicant at the property. The Tenant will pay for the complete Security Deposit plus any additional agreed upon fees in Guaranteed Funds. The Landlord or the Landlord’s designee will issue keys to the Tenant. The Tenant will not be issued a Garage Remote. The Tenant is invited to purchase a Garage Remote and program it with the existing Garage Opener. This Garage Remote will be owned by the Tenant and the Tenant will be solely responsible for the Remote. At this point the Lease will begin.

Part 7: ACKNOWLEDGEMENT

You acknowledge that you have received, read, and understand the Tenant Rental Criteria document.

Printed Name: _____

Signature: _____ Date: _____

Printed Name: _____

Signature: _____ Date: _____

Printed Name: _____

Signature: _____ Date: _____

Printed Name: _____

Signature: _____ Date: _____