



Minimum Applicant Requirements

Any person over the age of 18 that will be living at the property is required to fill out an application. The cost is \$45 per person and the application fee is nonrefundable. Once your application has been approved, it will cover any property we manage, that is in your approved price range.

Credit: Your application may be denied due to negative credit history. We approve based on your credit history not score. (We do not count student loans or medical bills negatively against you.) You will be automatically denied if you have 1 of the following on your credit history:

- Bankruptcy discharged in the last 6 months, multiple bankruptcies will be denied
- Owing back child support
- Any evictions in the last 10 years
- Owing any other rental companies

*Depending on your credit history, some applicants may be allowed to have a cosigner. The cosigner will need good credit and income.

Income: The total monthly household income of all applicants must be 2.5 times the monthly applicable rent. All applicants will be required to provide proof that substantiates their income. Such proof may include written verification from employers and/or other income. All other sources of income must be verifiable if needed to qualify for a rental unit.

Rental History: Any negative rental history can disqualify any prospective resident's application. Negative rental history is described as including, but not limited to any one of the following: delinquent payments, insufficient notice of intent to vacate, complaints regarding noise, disturbances or illegal activities, unpaid NSF checks, damage to unit or failure to leave the property clean and without damage at the time of lease termination. Any evictions or rental collections will be an automatic rejection.

Criminal Background Check: Criminal records must contain no convictions for felonies or sexual offenses within the past five years, and no misdemeanor convictions within the past three years. In the event a record comes back "adjudication withheld," further documentation may be required and applicant may be denied on this basis.

Pets: No pets, (apart from medically necessary animals), of any kind are permitted without specific written permission and approval of landlord, or an addendum to the lease. A nonrefundable pet fee of \$250.00 is required. We also require a monthly pet fee of \$15.00 per a pet.



Security Deposit/Hold Policy: We require “holding” or “good faith” money to be collected to hold a property off the market for a maximum of 14 days. In the event the application is approved, and applicant fails to enter into a lease, the applicant shall forfeit this money. In the event the applications approved, the hold money shall be applied to the required security deposit



EQUAL HOUSING OPPORTUNITY *4 Rent Properties is committed to supporting the Fair Housing Act, prohibiting discrimination based on religion, race, color, sex, national origin, handicap or familiar status. The following qualification standards will be required from every prospective resident.