



Minimum Applicant Requirements

All Adult applicants, 18 years of age or older must submit a fully completed, dated and signed residency application and fee. Applicants must provide proof of identity. A \$45 non-refundable application fee will be required for the first applicant and an additional \$45 fee will be charged for each additional adult required to apply. Applicant(s) may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee or an additional security or damage deposit to the association.

Credit: Your application may be denied due to negative credit history. If your credit score is below 550 we will require a deposit of 2x the monthly rent. Negative credit history is described as including, but not limited to, any of the following items:

- Any evictions, either for monetary or non-monetary reasons from any residential real estate in the last 10 years. This includes any collections for past due payments or failure to pay.
- An involuntary repossession of material or personal property
- Any pending lawsuits
- Any bankruptcy not discharged
- Any checks that have been returned and are under collection for non-payment
- Any demonstrated history of late or delinquent payments or outstanding balance

Income: The combined 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 15 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.