

TENANT SELECTION CRITERIA and APPLICANT REQUIREMENTS

Anyone occupying the property that is eighteen (18) years of age or older must fill out an application and submit a \$35.00 non-refundable application fee. Application fee payment will be paid online through Buildium. We THOROUGHLY verify all applications before accept a tenant. If you do not meet these minimum requirements, you should contact us before submitting your application in order to discuss your particular situation:

1) Income: The gross monthly income for all tenants should be at least three (3) times the monthly rent amount.

2) Employment: We require verifiable employment history for at least the past three (3) years. If you are self-employed, retired, or not employed, we can accept such documents as signed tax returns (2 years minimum), W-2's, bank statements, paycheck stubs, etc. that provide proof of applicant's ability to pay the rent. If military, we need a current copy of your LES.

3) Residency: We require verifiable residence history for at least three (3) years whether you currently own or rent.

4) Credit History: We will obtain a copy of your credit report. This cannot be provided to us, we will obtain this ourselves.

5) Criminal, Sex Offense, and Terrorist Database History: We will check for inclusion in these databases.

6) Occupancy: The total number of tenants and occupants may not exceed two (2) persons per bedroom or if the unit has three bedrooms total number of tenants and occupants may not exceed 4 persons.

7) Pets: We allow up to two pets. It is a \$300 nonrefundable fee for a cat or non-shedding dog and a \$600 nonrefundable fee for a shedding dog.

8) Applicants will be denied for the following or similar reasons: False, inaccurate, or incomplete applications; Evictions, judgments related to rental residency, tax liens, unpaid child support; current bankruptcy proceedings; felony convictions and out of prison or jail less than 5 years, multiple felonies, physical or violent crimes, domestic violence, sex offenses; and/or appearance on any sexual offense or terrorist database. WE DO NOT ACCEPT SMOKERS.

9) Applicants may be denied or required to pay additional deposit or rent for the following or similar reasons: insufficient verifiable income, excessive late or NSF rent payments, broken leases, property damages, unpaid rent, mortgage not current, foreclosures, credit scores under 550 or no credit score, excessive credit collection balances, slow pays, drug related offenses, etc.

ACCEPTANCE AND MOVE-IN PROCEDURES

1) We can normally verify and reach an acceptance decision within one (1) business day of receipt PROVIDING ALL VERIFICATIONS CAN BE COMPLETED and Application fees are paid.

2) Once an application has been accepted, the Applicant has two CALANDER days to sign the Lease Agreement and seven BUSINESS days to submit the damage deposit online. During this time, we will not remove the Property from the market; however, we will not process any further applications or present any other offers.