



Your Wish. Let's Make It Happen! ®

Guidelines for Rental Application Acceptance:

- 1. Application needs to be submitted for each Adult living in the unit (Background and Credit check done)**
- 2. No Evictions in the last 20 years**
- 3. No Bankruptcies within the last 7 years**
- 4. No Convictions in the last 5 years**
- 5. No Collections on your Credit Report**
- 6. Credit Score of 600 or greater for those paying rent**
- 7. Security Deposit equals 1 months full Rent or as stated in the Listing (\$2350)**
 - a. Holding Deposit (turns in to Security Deposit once you move in)**
 - i. If more than 10 days out from start of lease then the Full Holding Deposit paid up front
 - ii. If less than 10 days out from start of lease then Half of Holding Deposit paid up front
- 8. Money Due upon move-in**
 - a. 1st Full Month's Rent, and Partial Month's rent if a half month, Security Deposit, and any Pet Fees due prior to move in.
- 9. Income needs to be 3 times that of the Rent – (Debt-To-Income Ratio)**
 - a. Typically the general rule is for tenants to make 3 times the amount of rent, effectively the rent and all other minimum monthly payments is 33% of their income or a DTI of 33%.
 - b. For prospective tenants with Mid FICO Credit Scores of 600 and below a 33% DTI is acceptable
 - c. For prospective tenants with Mid FICO Credit Scores of 601 to 720 a 40% DTI is acceptable
 - d. For prospective tenants with Mid FICO Credit Scores of 721 or higher a 45% DTI is acceptable
- 10. Need last two Pay-Stub or for Military one Leave & Earnings Statements (LES)**
 - a. This is to verify Employment and Gross income to determine the DTI
- 11. Need to verify last two months bank statements**
 - a. This to verify if there are any Non-Sufficient Funds (NSF) occurrences
 - b. Verify regular job income deposits
- 12. Restrictions**
 - a. No Marijuana Growing or Production
 - b. No Smoking of any kind
 - c. Animals: \$300 fee for each animal; 2 Cats max, Fish, No Dogs unless a verified SA or ESA
 - i. No Fee if it is a *verified* Service Animal (SA) or Emotional Support Animal (ESA)
 1. ESA needs a letter from certified physician stating need for animal
 - d. Fish are allowed (30 gallon tank or less)
 - e. No Trampolines
 - f. Rental unit is limited to One family, No Sub-Leasing
 - g. Max 3 cars, no trailers or RVs or service vehicles
 - h. Minimum 12 month lease term
- 13. Utilities – All utilities to be paid by tenant and set up in their name**
- 14. Cleaning – Professional Cleaning and Carpet Cleaning required on move out**
- 15. Renter's Insurance Required – usually runs between \$8 to \$20 month**
- 16. Section 8 – Section 8 allowed, however the home is not approved for Section 8**

If you don't believe there are any issues with the above items, we encourage you to submit an application.



The Fair Housing Act of 1968 makes fair housing a national policy. It prohibits discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable because of race, color, religion, sex, disability, familial status or national origin.