



*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 (\$2000)**
  - 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. 1<sup>st</sup> 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, 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. Two Dogs max, no aggressive breeds (\$300 Pet Fee per pet)
    - i. No Fee if it is a *verified* Service Animal 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
  - 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.