

When You Apply:

We don't accept "partial applications." Please turn in applications for each adult at the same time as an entire "package." You will be charged **\$ 15.00 per adult** (each adult over 18 who will reside in property needs to apply.) This is a processing fee which covers credit check charges, Tenant Performance Report, and a small administrative fee. The \$ 15.00 is not refundable.

You must have Good Credit. This means everyone applying. Collections or judgments are not acceptable. If your credit score is low, or you have poorly paid accounts, collections, judgments, etc. it will not be acceptable. No credit what-so-ever, is not acceptable.

We don't take a cosigner in lieu of good credit.

We must be able to verify your income. If you receive money monthly, 2 months check stubs, weekly 4 weeks stubs, or adequate documentation for other income such as Interest payments, Social Services, Trust Funds etc. We may be able to verify some income by phone. If you are self employed, 2 years tax returns are necessary. The rent must be no more than 1/3 of the combined gross income of all applicants.

We will contact your current and previous landlord. Please list their contact information on your application. We will also attempt to verify the current landlord via the tax records. If you list a private individual who is not the property owner, we will contact the property owner listed on the tax records for your residence.

Please do not apply if you aren't sure if you want the property. It can cause other applicants to miss out and inconvenience people other than just us. If accepted, you must show identification, sign a rental agreement and pay a deposit. We will not accept a deposit to simply "hold" a property. Until you have paid your deposit and signed your rental agreement we will continue to show the property and accept applications.

Thank you for your interest in your rental property.