



## Rental Requirements

To ensure a smooth and transparent rental process, please review the following requirements:

1. **Application Fee**: A non-refundable application fee is required for each applicant.
2. **Income Verification**: Proof of income is required, showing that the household income is at least 3 times the monthly rent. Acceptable documents include pay stubs, tax returns, verification letter, social security benefits statement, pension/retirement income statement, self-employment income, alimony / child support, unemployment benefits.
3. **Credit Check**: A credit check will be conducted for all applicants. A minimum credit score of 600 is typically required, though this may vary based on the property and landlord's discretion.
4. **Background Check**: A background check will be performed to ensure there are no previous evictions or criminal history that may pose a risk to the property or community.
5. **Rental History**: Positive rental history is required. References from previous landlords may be contacted.
6. **Security Deposit**: A security deposit, typically equivalent to half of one month's rent, is required upon signing the lease. This may vary based on the property and applicant's creditworthiness.
7. **Pet Policy**: If pets are allowed, there may be additional pet deposits and monthly pet fees. Specific breed and size restrictions may apply. Picture of pet and current updated vet records are required annually.
8. **Lease Agreement**: A signed lease agreement is required before moving in. The lease term is typically one year, but shorter or longer terms may be available depending on the property.
9. **Occupancy Limits**: The number of occupants must comply with local regulations and property guidelines.
10. **Renter's Insurance**: Proof of renter's insurance may be required before moving in.