

Homefinders Rental Properties

General Information

Last Updated: 12/3/10

Applications and Fees:

A rental application will be given to anyone who makes a request for one. All individuals wishing to rent from this company must complete an application. There are no exceptions. If an application is incomplete it may result in the denial of the applicant(s). This includes all individuals that will be living at the property who are over the age of 18. Please note that we cannot rent to individuals under the age of 18.

Application fees are non-refundable and will not be returned regardless of whether the application is approved or not approved.

Applications will be processed within 72 hours. During holidays the application processing time may be extended. Our office will contact you with a decision regarding your application once it has been processed.

All applications are reviewed in the order they are received and the first successful applicant(s) will be accepted.

Application Criteria:

Your application will be reviewed based on the following information:

- Application is complete
- Applicant(s) must show at least two types of valid identification (one must be a photo ID)
- A credit history from the credit bureau and criminal background check
 - The applicant(s) may be denied for any negative reports against them. All individuals who are convicted or have been convicted of illegal substance use, possession of illegal substances, manufacturing illegal substances, possessing or distributing any controlled substances will be denied tenancy. Any criminal convictions that would be considered harmful to the property, to the neighbors' peaceful enjoyment of their property will result in tenancy being denied. If a background check shows any court ordered evictions the applicant(s) will be considered high risk and tenancy will be denied. If the applicant(s) has filed bankruptcy within the past 6-months, tenancy will be denied.
- Sufficient income to pay rent
- Verifiable rental history – all rental history information must be completed on the application. Contact information is required for all previous landlords so that we may contact them. If we are unable to verify any information after 3 good faith attempts the applicant(s) will be denied. Any unfavorable reports such as complaints or non-compliance with building rules will result in the applicant(s) being denied. If the applicant(s) use(s) homeownership for the past 24 months as a reference we will require proof of ownership and mortgage payment history.
- Verifiable source of income – a successful applicant's monthly gross income must be at least 3 times the monthly rent.
- Verifiable employment – We can verify this through pay stubs, contacting your employer, tax records, or bank statements. All applicants must provide proof of income levels upon submitting an application.

- Ability to pay full deposit and rent requested
- No negative marks on credit history
- Ability to provide credit references
- Ability to provide three (3) personal references (not family members)
- No late notices from current or prior landlords
- No prior evictions
- All applicants that are denied will be notified by mail.

Security Deposits:

If your application is approved, the deposit on the property **must** be received in our office within 5 business days. If we do not receive the deposit within the 5 business days, the property will be rented to the next approved applicant. The deposit will hold the property for a total of 10 days only. THERE ARE NO EXTENSIONS. The deposit will not be returned should the applicant decide not to rent during the holding period.

If the rental agreement is not signed and the required payments are not made within the specified amount of time the next qualified applicant(s) will be offered the tenancy.

If the applicant(s) is successful in being approved by Homefinders Rental Properties, the applicant(s) will be required to sign a rental agreement and pay a security deposit as specified by the company. Applicant(s) who are considered to be high risk may be conditionally approved and a higher deposit may be required. All up front money and deposits may depend on your credit score.

Pets:

If Pets are allowed we will require the following:

- Proof of all vaccinations
- Photos of the pet
- An interview with the pet to determine its temperament and to confirm its identity
- You will be asked to provide references about your pet from past landlords

Rent Collection:

- All rent is due by the close of business on the fifth (5th) of each month.
- If rent is being mailed in it must be postmarked by the 5th to avoid a late fee.
- On the 6th of the month all uncollected rents become past due and will incur a \$25 late charge.
- On the 15th of each month unless this is a Saturday, Sunday, or public holiday eviction notices will be served to any tenant with a balance on their account unless prior arrangements have been made with the management.