

TENANT FAQ'S

Q: You have a property I am interested in, how do I apply?

A: We do not rent anything sight unseen. Please contact our property management department to schedule an appointment, you will be provided with the application package at the showing or you can download the forms on our website.

Q: What are your application fees?

A. It is \$25 per adult to run your credit and background plus \$100 to hold the house off the market while we process your application. This \$100 is refunded to you if you are declined or applied toward the security deposit if you are approved. Once approved an additional \$400 towards the security deposit is required within 48 hours.

Q: What do I need to qualify?

A. You need to have 3x the rent in gross monthly income (example: \$1,000 a month rent requires \$3,000 in gross monthly income), a 580 or higher credit score and no evictions or felonies within the last 7 years.

Q: How much money do I need to move in?

A. We take first month's rent and 1.5 times the rent in security (example: \$1,000 a month rent equals a \$1,500 security deposit). We do not take last month's rent.

Q: How do I pay rent:

A. You can drop a check or money order off at our office, you can place a check or money order in our drop box (located in our back door) or you can use our online payment portal through the link on our website.

Q: Do I need Renter's Insurance:

A: While not required, it is highly recommended.

Q: When is my rental payment considered late?

A: You have from the first through the fifth to pay your rent. Anything after the fifth is considered late and will be assessed a late fee of \$50 plus \$5 per day until the rent is paid in full.

Q: What if my check is returned by my bank:

A: You will be charged a 5% return check fee plus late fees as outlined. You may be required to pay all future payments in the form of a money order or bank check.

Q: What if I want to get a pet?

A: Consult with your property manager regarding the pet policy for the property you are in. Should your owner allow a pet, a pet agreement will be prepared which may require a non-refundable pet fee.

Q: What if I want to get a roommate?

A: Submit a completed application package with \$25 per adult application fee for Owner approval.

Q: My lease is coming up for renewal. What do I do?

A: 60 days prior to your lease expiration you will receive a renewal request document in the mail.