

OUR APPLICATION PROCESS

8484 NORTH BANK DR.

Please review our list of criteria. If you feel you meet the criteria, please apply.

The move in fees are:

1 st Month Rent	\$2,000
Cleaning / Security Deposit	\$2,200
Total Move-In Cost	\$4,200

This amount must be paid by money order or cashiers check prior to move in. Please note that cash and personal checks will *not* be accepted for this initial payment. Personal checks will be accepted for subsequent rent payments.

The 2nd month's rent will be prorated for the remainder of the 2nd month. All subsequent rent payments are due on the 1st. For example, if you moved in on May 15, the 2nd month's rent will be due on June 15 and be prorated for the dates June 15 – 30. July's rent will be due on July 1st.

APPLICANT SCREENING CRITERIA

A Complete Application

If a line is not filled in (or the omission explained satisfactorily), we will return it to you.

Rental history verifiable from unbiased sources

If you are related by blood or marriage to one of the previous landlords listed, or your rental history does not include at least one previous landlord, we may require a qualified co-signer on your Lease Agreement. Qualified co-signers must meet all applicant-screening criteria.

It is your responsibility to provide us with the information necessary to allow us to contact your past landlords. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history.

NO SMOKING will be allowed. This is a non-smoking unit.

Pets (maximum of 2) will be considered with an additional **\$500** Pet Deposit. This may be paid upfront upon move-in, or paid \$50/month for the first 10 months. Please review the Pet Addendum to Lease Agreement here:

<http://www.8484northbank.com/docs>

Sufficient income/resources

If the combination of your monthly personal debt, utility costs, and rent payments will exceed 50% of your monthly income, before taxes, we will require a qualified cosigner on your rental agreement.

Income must be verifiable through pay stubs, employer contact, or tax records. All other income, including self-employment, must be verifiable through tax records.

If misrepresentations are found after a lease agreement is signed, your lease agreement will be terminated.

You will be denied rental if...

In the last five years you have a conviction for any type of crime that would be considered a threat to real property or to other resident's peaceful enjoyment of the premises, including the manufacture or distribution of controlled substances.

Your credit check shows any accounts that are not current.

In the last five years you have had unpaid collections, a court ordered eviction, or any judgment against you for financial delinquency.

Previous landlords report significant complaint levels of noncompliance activity including but not limited to:

- Repeated disturbance of the neighbors' peaceful enjoyment of the area.
- Reports of gambling, prostitution, drug dealing or drug manufacturing.
- Damage to the property beyond normal wear.
- Reports of violence or threats to landlords or neighbors.
- Allowing persons not on the Rental Agreement to reside on the premises.
- Failing to give proper notice when vacating the property
- Previous landlords would be disinclined to rent to you again for any other reason pertaining to the behavior of yourself or others allowed on the property during your tenancy.

Two pieces of I.D. must be shown. We require one photo I.D.

Honesty

I appreciate you being forthcoming with any issues I may discover during the screening process. Please let me know ahead of time if you have a low credit score, have a history of late rent payments, or anything else you think may affect your application. It is better for me to know these upfront, than to find out later in the screening process.

Questions? Call Jeff Mark, owner and landlord, at (805) 876 4679