

Thank you for your interest in one of our properties. The following are requirements to qualify for one of our rentals. Applicants are judged on the same standards, one person or household at a time, on a first come first serve basis. It is your responsibility to provide us with all necessary, verifiable information and we reserve the right to decline an application for incomplete/inaccurate information, and/or for your delay (over 24 hrs.) in providing us with information

- **IDENTIFICATION:** All applicants 18 years old or older must provide a current government issued photo ID and any necessary documentation establishing legal status to reside in the United States.
- **EMPLOYMENT REQUIREMENTS:** Employment will be verified. Self-employed applicants must provide most recent tax return, 3 months of personal bank statements, and may be required to provide a CPA prepared financial statement.
- **RENTAL HISTORY:** Applicants must provide name, address, and dates of tenancy for previous landlords for two years. An application will not be approved if there are any previous evictions, defaults in lease agreements, non-compliance with lease agreements, any negative reference from landlord, excessive late rental payments (more than 2 late payments in a 12 month period), recent late payments, being served a notice to pay or vacate in the last 12 months, excessive property damage, or outstanding balances owed to another landlord. It is your responsibility to provide us with the information necessary to contact your previous landlords. We reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history. If you owned the home you lived in for the previous two years then you must show at least the most current 12 months of on time mortgage payments and may be required to furnish mortgage company references and proof of title ownership or transfer. Applicants with a combined household, average credit score of less than 650 must have a positive landlord reference or 24 months history of on time mortgage payments to be considered. Those with no rental history may not qualify or may be required to pay a higher deposit.
- **INCOME REQUIREMENTS:** The combined gross income of all persons living in the rental must be three (3) times the monthly rental rate (income requirement may be raised depending on credit history).
- **CREDIT HISTORY:** Average credit score of all adult applicants must be at least 575 to be considered. If an applicant does not have a credit score we will assume a credit score of 500 and use this score in our calculation for the household average credit score. Any bankruptcy must be discharged or closed at least 6 months prior to the date of application otherwise your application will not be approved. Excessive delinquent accounts such as collections, judgments, and liens may decrease your chances of being approved or you may be required to pay an additional deposit and/or monthly fee to overcome such delinquent accounts as reported on your credit. Any of the following will cause your application to be denied: Average household credit score of less than 575 or no credit history; any past due, collection, or judgement accounts for utilities; having a current open account that is past due; delinquent accounts which total more than 2.5 times your gross monthly income; a debt-to-income ratio above 50% (including rent payment); a repossession in the past 5 years.
- **STUDENTS:** Full-time students can qualify with written verification of college enrollment, financial aid, and/or parental support, scholarships. Parental support is exercised by the approval of a parent's rental application and the parent signing any applicable documents and the lease agreement.
- **OCCUPANCY:** For households with minor children, we use HUD's recommendation of 2 Persons/1 Bedroom plus 1. Adult roommate situations will be limited to 3 adult roommates at any property regardless of number of bedrooms.
- **CO-SIGNING:** We do not accept co-signers on our leases except in cases of full-time student enrollment. Any applicant who applies for a property will be treated as if they will be an occupant of the property.
- **ANIMAL POLICY:** Unless otherwise specified, a maximum of 2 animals allowed, in a rental unit, with an 80 lb. maximum (each property listing includes specific animal restrictions). The following dog breeds are not allowed at any ProRenter Property: Breeds commonly know a Pit Bulls (to include but not limited to American Pitbull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, American Bully, or any mixed breed containing Pit Bull), Doberman Pinscher, Rottweiler, German Shepherd, Great Dane, Chow, Akitas, and Wolf

Hybrids. Pet Deposits and Monthly Pet Rent are detailed on each specific property listing. Pets other than Cats or Dogs may be considered on a case by case basis with a negotiated pet deposit and monthly pet rent (any advertised pet deposits or pet rents are intended to be for Cats and/or Dogs)

- **\$35 NON-REFUNDABLE APPLICATION FEE** (no cash): Each applicant over the age of 18 is required to pay an application fee. This fee is NOT refundable under any circumstances.
- **CRIMINAL HISTORY:** Applicants will be asked to disclose any prior arrests, convictions or pending criminal actions. A criminal background check will be conducted. Failure to disclose is grounds for denial. Arrests and pending criminal actions will not, in themselves, be grounds for denial but may be factors used along with other criteria. Convictions of any sort will be evaluated on an individualized basis. Management will consider the nature of the crime and the severity of the crime, along with how much time has passed since the criminal activity and the release from any imprisonment, parole, or probation. Persons who are listed on any sex offender list will not be considered. Persons who have a criminal conviction relating to drugs who have not provided evidence of completed drug rehabilitation will not be accepted nor will persons whose drug conviction relates to conviction for other than possession. Applicants should be aware that serious convictions relating to crimes involving violence, gang activity, arson, and injury to persons will likely be denied. Also persons who have been recently released from prison, parole, or probation may be required to provide additional information and references.

Management will evaluate the criminal history on an individualized basis which may be used as one factor in the application process. Applicants with criminal history are encouraged to properly disclose the information and to provide management with such other information as may assist in explaining the circumstances and mitigating factors of the criminal history. Denied applicants may petition for reconsideration and may then provide additional information to be considered.

**ProRenter Property Management is committed to equal housing opportunity. We do not discriminate against anyone on the basis of race, color, religion, sex, handicap, family status, or national origin.**