



Frequently Asked Questions

DO NOT APPLY IF YOU ARE BEING EVICTED. If a prior eviction has been paid in full AND you have re-established good rental history since then, with at least 12 months of GOOD current rental history we will consider your application on a case-by-case basis.

Do you check my credit? We review credit history, not credit score. Most emphasis is placed on how you have paid rent to another landlord. Applicants with a mortgage foreclosure or bankruptcy are considered on a case-by-case basis.

What length of employment is required? Wage income must be 12 consecutive months with the same employer. If employment or income source is less than one (1) year, we may offer and accept prepayment of additional rent to be held in escrow until due and will be considered on a case-by-case basis.

What form of employment verification is required? **WAGE:** We require your most recent 3 pay stubs AND your most recent employer issued W-2 statement. **CASH:** We cannot verify cash income. **SELF-EMPLOYMENT:** We require your most recent TWO Federal Tax Returns, including Form 1040 (2 pages) and Schedule C; and most recent 1099 form if applicable.

What if I do not have any previous rental history? If you do not meet our requirement of 12 months minimum rental history, we will consider your application **ONLY if you have been employed for at least 12 months at your current job.** In that case, if you have no history or up to 6 months we may accept a family member cosigner. If you have 6 months or more, but less than a year's history we will require prorated first month's rent PLUS prepaid last month's rent which we will hold in escrow until the last month of the lease and release it at that time. **Rental history from a family member or personal friend is not accepted.**

What is your pet policy? We accept domestic dogs/cats at most locations. Not all houses have fenced yards. You must comply with all P.U.T., Municipal, County, and/or HOA pet ordinances/policies. **The \$200 per pet fee is NON-REFUNDABLE.** No more than three (3) pets are allowed unless the tenant is granted an exception by management. **Due to insurance industry policies, we do not allow any dog that resembles a Pit Bull, American Staffordshire Terrier, or similar canine.** If you have an aggressive breed dog, you must maintain a renter's insurance policy with a liability clause. **Large exotic animals are prohibited.**

Do I get 100% of my deposit back? If you fulfill your lease agreement and there is no damage to the unit, you may receive refund of your deposit, less the cleaning fee. If there are any damages to the property beyond normal wear, we will determine the repair costs and a final statement will be provided to you with five (5) days to respond. Should damages exceed your deposit, you would be immediately responsible for the balance due.

How long is the lease term? All leases are a minimum of 12 months. A buy-out clause allows a tenant to move out early and leave with a good credit history. Please see page nine (9) of the "Lease Agreement" for early termination requirements.

What is the application process? A brief prescreening will determine general eligibility, if eligible you will have an opportunity to view the property you are interested in. To continue, an application must be completed and submitted with the non-refundable \$50 fee. To "hold" the property, the security deposit must accompany application. All payments must be by personal check, cashier's check or money order. **NO CASH OR CREDIT CARDS.** Applications are typically processed within 2-3 business days, and tenants are required to sign a lease with 14 days of approval. The lease is posted on our website for review or a copy is available at our office. **NOTE: If you are approved to rent but fail to move into the property for any reason, your deposit is forfeited.**

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