



Frequently Asked Questions

Do you check my credit?

We do require a credit report, but we put most of our emphasis on how you have paid rent to another landlord. We do not judge by credit score. Applicants with a mortgage foreclosure or bankruptcy are considered on a case-by-case basis. **DO NOT APPLY IF YOU HAVE BEEN EVICTED FROM A RENTAL UNIT.**

What length of employment is required?

We will verify your source of income to be sure that it is a steady income of at least one (1) year. If employment /income source is less than one (1) year, we may offer and accept prepayment of additional rent to be held in escrow until due – considered on a case-by-case basis.

What if I do not have any previous rental history?

We will consider your application if you do not have previous rental history **ONLY** if you have an approved co-signer. This co-signer must be a blood relative, parent preferred, or an employer. If you have mortgage history, we will consider your mortgage payment history just as we consider rental payment history.

What is your pet policy?

We accept pets at most locations. Of course, some locations are better suited to different types of pets. Some houses have fenced yards. **The refundable security deposit for tenants with pets is equal to a full month's rent.** No more than three (3) pets are allowed unless the tenant is granted an exception by management. We do require that if you have an aggressive breed of dog that you have a renter's insurance policy with a liability clause. **The Pit Bull Terrier or American Staffordshire Terrier breeds are not allowed under any circumstance.**

What is your application process?

After viewing the property you must complete our application. The application fee is non-refundable. To "hold" the property, the security deposit must be submitted with the application. **The deposit and application fee must be paid in two separate checks or money orders.** Application processing generally takes 24 to 48 hours. We provide a copy of the lease for your review when you apply, and the lease is posted on our website for review at any time. We will communicate acceptance or rejection to you as soon as we have all the information from prior landlords and employment. Once we approve an application, we can hold the property for up to two (2) weeks from approval date. Upon approval we will deposit your Security Deposit check or money order into our escrow account. **As stated on the application, if you are approved to rent but fail to move into the property for any reason, your deposit is forfeited.**

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 100% of your deposit back. 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 responsible for the balance due.

How long is the lease term?

All of our leases are a minimum of 12 months. We offer a buy-out clause that allows tenants to move out early and leave with a good credit history. Please see page eight (8) of the "Lease Agreement" for early termination requirements.

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