



# 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 ARE BEING EVICTED, OR HAVE PREVIOUSLY BEEN EVICTED BY A LANDLORD.**

## What length of employment is required?

We will verify that your income source is steady, 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?

If you do not meet our rental history requirement of a minimum 12 months, we will consider your application **ONLY if you have been employed for at least 12 months at your current job.** In that case, we may offer and accept prepayment of additional rent to be held in escrow until due as additional security – considered on a case-by-case basis.

## 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. If you have an aggressive breed dog, you must maintain a renter's insurance policy with a liability clause. **Due to insurance industry policies, we do not allow any dog that resembles a Pit Bull, American Staffordshire Terrier, or similar canine. Large exotic animals are prohibited.**

## 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 takes approximately 24 to 48 hours. We provide a copy of the lease for your review when you apply, and it 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 an application is approved, 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 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 responsible for the balance due.

## How long is the lease term?

All 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 nine (9) of the “Lease Agreement” for early termination requirements.