

PLEASE DO NOT BEGIN APPLICATION UNTIL YOU HAVE READ AND UNDERSTOOD OUR GUIDELINES

**\*\*Application fees are NON-REFUNDABLE.\*\***

**\*WE do NOT accept Section 8 or Housing Vouchers.\***

Anyone at least 18 years of age must complete an application. We must have all information for all applicants before approving an application.

Providing false information on an application will result in immediate denial.

Qualification is based on credit history, rental history or home ownership, criminal background screening, and income.

Once submitted we will be communicating with you via email during the application process. Failure to provide requested information during the application process within the time requested will result in cancellation of application.

Applications are processed as, "First Come, First Served". Completed applications with all supporting documents will take priority over incomplete applications.

#### APPLICANTS:

Each person residing at the property at least 18 years of age must complete an application. Applications must be submitted online. No more than ( 2 ) occupants allowed per room. We do not allow more than ( 3 ) adults ( 18 and older ) per property.

#### FEES:

There is a \$50 NON-REFUNDABLE processing fee for each application that must be paid online when the application is submitted. Applications submitted without payment will not be considered.

**\*\* If application is APPROVED there is a \$99 ADMIN FEE due at Move-In.\*\***

#### Credit Criteria:

We will obtain a credit report for each applicant. Chapter 7 Bankruptcy must be discharged for 1 year. Chapter 13 Bankruptcy must have 12 months of repayment history. Excessive charge-offs or collection accounts may be cause for automatic rejection. The following will result in automatic rejection: landlord debt, eviction filings, federal tax lien, default on student loan or owing arrears in child support.

#### Rental History:

We will check the last ( 3 ) years of rental history. Please provide current email addresses (preferred) or phone numbers for all landlords. Multiple eviction filings, excessive late payments, outstanding balance owed, or broken leases could be grounds for denial. All current lease terms must be satisfied for approval.

#### Income Criteria:

Applicant's gross monthly income must be ( 3X ) the monthly rent. Income will be verified. Please submit ( 2 ) most recent pay stubs. Self-employed applicants must submit their most recent tax return and bank statements for the previous ( 3 ) months. Please attach proof of income to your application. (School funding & Child support not considered as income)

#### Criminal Background Check:

A criminal background check will be submitted for each applicant. An Application will be rejected automatically for:

- \*\*\* Felony Convictions within the past (12) years
- \*\*\* Violent or Sexual
- \*\*\* Manufacturing / Delivering
- \*\*\* Felony charges with a deferred disposition (must show dismissed to be considered)

#### Pet Policy:

( 2 ) pets per property.  
\$15 Monthly Pet Rent per pet  
\$350 One-time Pet Fee per pet (non-refundable)

#### Breed Restrictions:

Pit Bull (American Staffordshire Terrier, American Pit Bull Terrier, American Bully, Red Nose Pit, Blue Nose Pit, etc.)

Rottweiler

German Shepherds

Chows

Presa Canarios

Doberman Pinschers

Akitas

Wolf-Hybrids

Mastiffs

This list changes based on new breeds and insurance regulations regarding pet breeds not covered by policies or owner disapproving any specific breeds or sizes. If you have any concerns about your pets, please contact the First American office prior to submitting an application.

If a pet is approved, there will be a minimum \$350 non-refundable fee per pet. The pet fee is due upon move-in. Additionally, pet rent will be \$15 monthly per pet. A pet agreement must be completed before any pet is allowed on the property at any time. Please provide picture of the pet and vaccinations when submitting application.

#### Identification:

Government issued photo identification must be provided at the time of application and should be attached when submitting application.

#### Application (APPROVED):

The security deposit must be paid, within 24 hours from approval. If the deposit is not paid & the lease agreement not executed within 24 hours after receiving, then the application will be cancelled

and the next application will be processed. Your lease must commence within 2 weeks (14 calendar days) of Application being approved.

The following items are due upon Move-In:

- \$99 One-time Admin Fee
- First Full Month's Rent
- \$350 One-time Pet Fee (per pet, if applicable)
- \$15 Monthly Pet Rent (per pet, if applicable)
- All Tenant(s) must provide proof of Renter's Insurance (declaration page)

We look forward to welcoming you to the First American Real Estate Family! We are here to assist in any way to ensure your tenancy with us is enjoyable!

Application Fee: \$ 50