

*(For Informational Purposes Only | Subject to Owner Approval)*

*These guidelines are provided to outline general rental qualifications and house rules. All applications are evaluated fairly and consistently in accordance with federal, state, and local Fair Housing laws. Meeting these guidelines does not guarantee approval.*

## Tenant Qualification Guidelines

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### Income & Financial Qualifications

- ❖ Household income should generally be approximately three (3) times the monthly rent. Applicants may be required to provide verifiable income documentation such as pay stubs, W-2s, 1099s, or other supporting materials. Additional financial information or reserves may be requested as part of the review process.

### Credit Considerations

- ❖ Credit history is reviewed as part of the overall application. Considerations may include payment history, outstanding obligations, and overall credit profile. Credit is evaluated holistically and is not the sole determining factor.

### Rental History

- ❖ Prior rental history and landlord references may be verified when available. Payment history, lease compliance, and property condition at move-out may be considered.

### Background Screening

- ❖ Background screening is conducted in compliance with applicable laws. Identity verification, eviction history, and public records may be reviewed as permitted by law.

### Application Process

- ❖ A two-step process may be used. Initial review includes application and supporting documents. Upon preliminary approval, applicants may be invited to complete third-party screening. Screening fees, if any, are paid directly to the screening provider.

### Deposit

- ❖ Security Deposit, Pet Deposit (if applicable), and Key deposit due 3 days prior to move in per lease terms.

### Renter Insurance

- ❖ Tenant is required to obtain and maintain a renter's insurance policy for the duration of the lease term. The policy shall include liability coverage with limits of not less than \$300,000. The policy must name the owner/ landlord /LLC as "Additional interest" "Additional Insured" "Interested Party" Must provide proof of coverage 48 hours prior to move in and upon renewal, as reasonably requested. Failure to maintain renter's insurance may constitute a lease violation as outlined in the lease agreement

# House Rules Addendum

*The following house rules are intended to maintain the condition of the property and ensure a positive living environment. These rules supplement the lease agreement and do not replace any lease terms. All tenants, occupants, and guests are required to comply.*

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## Occupancy

- ❖ Occupancy is limited to the number of occupants approved in the lease agreement and must comply with all applicable state and local housing codes.
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## Rent & Payments

- ❖ Rent payment method, due dates, and late fee terms are governed by the lease agreement. Late fees may apply if rent is not received by the deadline specified in the lease. Accepts :Zelle, Direct Deposit, Cashier checks.
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## Utilities

- ❖ Tenant is responsible for establishing and maintaining all required utility accounts prior to move-in unless otherwise stated in writing.
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## Trash Service

- ❖ A monthly trash service fee applies. Trash must be disposed of properly and in accordance with local regulations and HOA rules, if applicable. Any violations resulting from tenant actions are the tenants' responsibility.
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## Pets

- ❖ Pets are permitted only with prior written owner approval. Approved pets must comply with any applicable restrictions, deposits, or pet rent as outlined in the lease or addenda.
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## Water Softener & Filtration System

- ❖ The property includes a water softener and/or filtration system. Tenant is responsible for routine maintenance and servicing based on usage, including replenishment of supplies as needed.
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## Appliances

- ❖ Washer and dryer are not provided unless otherwise stated. Tenant is responsible for supplying and maintaining their own units.
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## HOA Compliance

- ❖ If the property is subject to an HOA, tenant agrees to comply with all HOA rules and regulations. Any violations resulting from tenant actions are the tenant's responsibility.
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## Garage, Keys & Remotes

- ❖ Keys and/or garage remotes provided at move-in must be returned at move-out. Applicable replacement costs or deposits may apply if items are lost or damaged.
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## Move-Out Condition

- ❖ Upon vacating, the property must be professionally cleaned and returned in broom-clean condition, reasonable wear and tear excepted.

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## Smoking

- ❖ Smoking of any kind is not permitted inside the property or in prohibited common areas.

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## Violations

- ❖ Failure to comply with house rules or lease terms may result in notices, fines, or other remedies as permitted by the lease and applicable law.

*This document is provided for informational purposes only and does not constitute a lease agreement. In the event of a conflict, the executed lease agreement shall govern.*