



Tenant Application Guide

Thank you for your interest in our listing!



To ensure a smooth and timely application process, please review the instructions below before submitting your client's application.

Option 1 – Apply Through RentSpree (Recommended)

Applicants who meet the preferred qualifications below may proceed directly using the **RentSpree application link provided in the MLS listing**.

Qualifications:

- Household gross income is at least **3× the monthly rent**
- Valid government-issued photo ID
- Verifiable proof of income
- Strong credit history

After submitting through RentSpree, **please email the confirmation receipt to sheila@yourva.rocks** so we can begin processing your application.

Option 2 – Application Review

If your client would like us to review their application before completing the RentSpree screening—or if there are circumstances they'd like the landlord to consider (such as credit history, employment transition, income source, or other supporting information)—please email the following to **sheila@yourva.rocks**:

- Completed Residential Lease Application (TXR 2003)
- Government-issued photo ID
- Proof of income
- If self-employed: Recent bank statements and tax returns
- Any additional explanation or supporting documents you'd like the landlord to review

We'll review the information and advise whether to proceed with the RentSpree screening.

Pet Policy

Pets considered on a case-by-case basis with owner approval. A non-refundable pet deposit is required per pet. Breed and size restrictions may apply. No aggressive breeds allowed.

Should you have any questions during the application process, don't hesitate to reach out. We look forward to reviewing your application!