

David Nase Property Management
STANDARD RENTAL CRITERIA

A. Occupancy Policy

1. Occupancy is based on the number of bedrooms in a unit. A bedroom is defined as a space within the premises that is used primarily for sleeping, with at least one window and a closet space for clothing.
2. Two Persons are allowed per bedroom plus one for the entire house.
3. An exception is made for children under the age of two. Children under two are allowed as an additional occupant of a single bedroom when the child resides with the parent or other adult(s) having legal custody.

B. Application Process

1. Select your rental unit.
2. Complete the application on the designated form. Must provide proof of citizenship as well as Provide valid government issued Picture ID for Positive Identification. **Review these criteria carefully.**
3. Pay your non-refundable credit/screening fee of \$50.00 per applicant over 18.
4. It is our goal to process applications in 24-48 business hours. If unable to verify rental history, employment, social security number, or driver's license etc. within 48 hours, we reserve the right to deny you and move on to the next applicant. We would allow you to resubmit your application with the missing information for the already paid \$50.00 fee.
5. Once your application has been approved you will be required to pay a \$500 hold deposit within 24 hours of approval. If you choose not to accept the unit, the hold deposit will be kept by the property management company. The hold deposit will be credited towards move in costs, if unit is accepted and a rental agreement is executed.
6. Once the application has been approved, a Rental Agreement must be signed by both parties. You will also be required to pay any conditional deposits or fees at the time you enter into the Rental Agreement. You are encouraged to read the Rental Agreement at the time you enter into the Rental Agreement.

C. Access for Disabled

1. Applicant must obtain landlord's approval before making modifications.
2. Assurance in writing that the work will be performed in a professional manner.
3. Applicant must provide reasonable details regarding the extent of the work to be done.
4. Provide landlord with name of qualified contractor to be used.
5. Appropriate building permits and required license need to be made available for inspection by the landlord.
6. A restoration deposit may be required according to fair housing guidelines.

D. General Requirements

1. A complete and accurate application. A current and previous rental reference with phone numbers. Incomplete Applications will be returned to the applicant.
2. To qualify up to a maximum of two incomes will be combined.
3. Applicants must be able to enter into a legal and binding contract.
4. Upon approval, applicants will be required to pay a minimum security deposit equal to one month's rent with a maximum of two times the rent amount depending on credit/criminal/rental references. The security deposit is refundable.
5. Inaccurate or falsified information will be grounds for denial of the application.
6. Any applicant currently using illegal drugs will be denied. If approved for tenancy and later illegal drug use is confirmed eviction will result.
7. Any individual, who may constitute a direct threat to the health and/or safety of any individual, the complex, or property of others, will be denied.
8. If pets are allowed at the property, be aware that additional deposit will be required. Some properties require pet rent as well.

E. Income Requirement

1. Monthly income equal to two and a half times the stated monthly rent.
(Example: \$650.00/Rent, Income: \$1,625.00/Month minimum)
2. A current paycheck stub will be required if we are unable to verify income by phone/fax.
3. Verifiable income will be required for unemployed applicants. (Verifiable income may include, but not limited to Bank Accounts, Alimony/Child Support, Trust Account, Social Security, Unemployment, TANF, Grants/Loans)
4. Self-employed applicants will be required to show proof of income through copies of the previous year's tax returns.
5. If monthly income does not meet two and a half times the stated monthly rent, an additional security deposit equal to a full month's rent, qualified roommate or co-signer may be required.
6. You will be denied if your source of income cannot be verified.

F. Denial Criteria

1. Your credit score is less than 650.
2. You owe any other rental agencies, collections agencies or owners for past tenancies.
3. You have been convicted of a felony within the past 7 years.
4. You have been evicted in the past 5 years.
5. You or anyone in your party has damaged a prior rental unit.
6. Your current or previous rental reference is negative, lacking information or is insufficient.
7. Applicant's demeanor, bearing and treatment of management staff.

NOTE: Denial criteria may be disregarded based on the performance of the prospective tenant since the prior eviction, conviction or decrease in credit score in regards to the applicant's post-conviction/eviction attempts at self-improvement or betterment, including rehabilitation, anger management, drug or alcohol treatment, etc. Applicants may also be required to complete the "Rent Well" program. All decisions are at discretion of property manager.