



## **TENANT CRITERIA**

### **MUST Read Before Submitting Applications**

- ALL funds paid during the application process **MUST** be in **CERTIFIED FUNDS ONLY**
- ALL applicants 18 or older **MUST** complete a **SEPARATE** application and pay the \$100 **non-refundable** application fee
- A deposit equal to one month's rent is required to take the property off the market while an application is being processed, otherwise Realty Unlimited will continue to accept applications and should an application be submitted with a deposit, prior to completion of processing your application, the new application will become the primary application

#### **CRITERIA**

- 40% of gross **monthly income** determines the rental rate an applicant will qualify for (ie: monthly gross income of \$2000 x 40% = qualify for an \$800/month rental). All income must be verifiable. Cash income cannot be used towards monthly income qualification requirements
- Two (2) years of satisfactory **landlord references**
- Two (2) years of **job references** (unemployed applicants, if approved by owner of property) will be required to pay a minimum of three (3) month's rent, in addition to the 1<sup>st</sup>, last and security already required
- **Credit score of 640 or higher** (a score of less than 640 does not mean your application will automatically be denied – **IF** a property owner is willing to accept your application with additional funds being paid, you may still be approved there are no guarantees)
- **Automatic Denial** of Applications include but may not be limited to (1) Having had eviction proceedings started against you, or having been evicted, (2) Landlord collections (3) open bankruptcy (must show on credit report as dismissed and credit reestablished) (4) Felony conviction within the last 7 years, may also be denied for a felony or misdemeanor conviction or adjudication withheld for drug related, sex related, murder related or any crime against a person or property or arson related crimes for any length of time
- **Co-signers** may be accepted **ONLY** with property owner's approval. Co-signer(s) must own property in Martin or St. Lucie County and will be required to complete an application, meeting the above criteria and be a responsible party of the lease
- **Self-Employed** – must provide two (2) years of tax returns as proof of income
- **Valid Photo ID** required
- **NO** pets are permitted without specific permission from the Property Owner and a \$375 non-refundable pet fee for each approved pet. Some properties may require a higher fee. We are unable to accept the following pets: Akita, American Bulldog, Pit Bull Terrier, American Staffordshire Terrier, Beauceron, Belgian Malinois, Catahoula Leopard, Caucasian Shepard, Chow Chow, Doberman-Pinscher, German Shepard, Great Dane, Mastiff, Presa Canario, Rottweiler, Wolf (including wolf hybrid), Cane Corso, Siberian Huskey. Violation of this policy will constitute a violation of the lease terms and be grounds for immediate termination of your lease. We reserve the right to request veterinarian proof of a dogs' breed/mix. **A picture of your pet MUST be submitted with your application.** Realty Unlimited, Inc. adheres to all Federal Laws pertaining to medically necessary animals
- Homeowner's Associations (HOA) – If applicable, applicant agrees to complete all HOA applications and pay the appropriate fees. Applicants understand and agree that occupancy **WILL NOT** be permitted until the HOA has completed their process and provided written approval to Realty Unlimited.

- Current occupancy standards are two (2) persons per bedroom, except for infants under 4 years of age. Some city, county and associations prohibit more than two (2) unrelated adults from residing in the same dwelling. Therefore, Realty Unlimited, Inc also prohibits the rental of a property to more than two (2) unrelated adults

### **THE RENTAL PROCESS**

Realty Unlimited, Inc does business in accordance with the Federal Fair Housing Laws. "We are pledged to the letter and spirit of the U.S. Policy for the Achievement of Equal Housing Opportunity throughout the Nation. We encourage, support and uphold the Equal House Opportunity program in which there are no barriers to obtaining housing because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin"

You may preview any of our available rentals for FREE! Our office will put you in touch with an agent that will be happy to show you our selection of available rental properties at NO CHARGE TO YOU! We lease a variety of property types, from single-family homes to condos and apartments, annually or seasonally. Simply call our office for a showing appointment at 772-340-4622

An application will normally take between 24-72 business hours for processing. Unforeseen circumstances may require some applications to take longer. Realty Unlimited will keep you advised as to the status. If your move in date exceeds a two (2) week period, you may be required to sign the lease and pay all funds required for move in immediately upon approval of your application

Once your application has been approved, should you fail to enter into the lease or refuse to take possession of the property ALL funds received shall be FORFEITED as liquidated damages.

Our standard LEASE TERM is for one year (in some cases may be 11 months and days depending on your move in date). Should you require a lease term of less than one (1) year, please advise your agent. The owner of the property must be contacted for approval. Please note: rentals for a period of six (6) months' or less are subject to sales tax and must be collected in accordance with the rate in the county in which the property is located.

Regardless of the occupancy date, Realty Unlimited, Inc. will ALWAYS collect a full month's rent and the pro-rated rent will be calculated for the second month of occupancy and will be due and payable on the 1<sup>st</sup> of the month in which it is due.

All applicants must see the property prior to completing an application. Applicant agrees the property is being accepted in AS IS condition prior to an application being accepted, except where there is a written agreement for landlord approved maintenance and repair items. VERBAL representations are non-binding.

Once your application is approved, all funds collected are non-refundable.

By submitting an application, you affirm that all information given on the application is true, accurate, complete and correct and agree if this is not so, my application may be denied, or my lease will be held in default and I could be subject to eviction.