

Yopp Properties Rental Standards

Revised: 12/31/2025

Lease Contracts and Terms:	Initial lease: 12-18 month leases-may vary by property and market conditions. Initial lease contracts will need to be signed within 3 days after the security deposit payment is received on approved applications. If initial lease contract is not signed within 3 days, the application(s) may be cancelled, and applicant(s) may have to reapply for occupancy. Lease contract dates are subject to management approval and lease start dates may be required to begin within 15 days of application approval. Renewal terms may vary from 6-18 month terms depending on property and current market conditions. Month to Month leases may be offered after completion of the initial lease term. Rent increases may be subject to current market conditions and availability. All lease terms begin on the first day of the first full month and end on the last day of last month. Partial month on initial lease will not be configured into the count of lease term.
Application Fees:	\$95.00 application fee per applicant/occupant 18 years of age and over-due at time of application submittal. All application fees are non-refundable. Application process to include the application fee and security deposit may not reserve a specific unit or property.
Security Deposits:	Security deposits start at \$500 and will be due within 2 days of application approval and may be required to be made in certified funds. If the security deposit is not paid the application(s) may be cancelled and valid for up to 30 days- subject to management approval. All security deposits may be refundable upon move out and are processed in accordance with the lease agreement.
Delinquency Procedures:	Rent is due on the 1 st of the month. A late fee of 5% may be charged beginning on the 6 th of the month. We reserve the right to begin eviction proceedings 10 days after rent is due. Court/Attorney/Sheriff costs may be applied to account balance to cure debt. All settlement offers are subject to management approval. Guaranteed forms of payment may be required on delinquent accounts.
NSF Policy:	\$25 NSF fee plus applicable late fees. After the second NSF, payments may be required to be in certified funds for at least 6 months, and the account will be reviewed at that time. Payment must be in the form of a cashier's check or money order to redeem an NSF.
Other (Non-refundable):	If applicable: \$25 per pool pass; \$35 per lock change; \$25 per parking permit; \$350 per roommate release/addition to lease
Pet Guidelines:	2 Pets per apartment to include caged and aquarium animals. No farm or exotic animals allowed. Non-Refundable Fee (depending on property)- \$0-\$50 per caged/aquarium, \$0-\$150 per cat, or \$150-\$250 per dog -due at move in Pet Rent \$20/month per pet or \$10/month per caged/aquarium Annual Pet Registration: starts at \$25-\$30 per pet profile. All animals are subject to management approval and through a third-party animal screening service. Pets over 35lbs and aquariums must occupy a ground floor apartment/condo. Dogs must enroll in DNA program with management. No pets allowed at Harbour Place. All residents 18 years of age and over are required to register and create a profile at: https://yopp-properties.petscreening.com/
Intra Community Transfer (ICT):	Resident must fulfill lease-term or pay a \$650 transfer fee-due at transfer approval. All transfers will be subject to management approval and may be required to upgrade unit and/or increased rent amount. Single- family homes may not be eligible for mid-term transfers. Residents must be in compliance with lease obligations, have a satisfactory payment history, and have an inspection of current apartment performed by management for approval of transfer. A 30-day written notice must be given to transfer. Employment is only re-verified for existing leaseholders per current rent to income qualification and required documents- see applicant qualifications. Application fees are not charged on existing residents. Current security deposit on hand may be eligible for transfer pending management approval. Residents must satisfy any balances owed by transfer date and/or transfer approval.
Applicant Qualifications:	We use a third-party screening agency to screen all applicants/occupants 18 years of age and over, which incorporates a credit and criminal background check. Please see page 2 for screening criteria. Any applicants/occupants listed on the sex offender registry may result in the application being denied. All applicants/occupants are evaluated based on information they provide in the application for occupancy. The requirement will apply regardless of whether they will be listed as a leaseholder or occupant. By applying for residency, each applicant 18 years of age and over must sign the application form. The property uses a nationally recognized vendor to conduct the screen and determines the application status upon an objective assessment of the credit and/ or criminal record reported. Income requirements are based off monthly rent-see page 2 for income criteria. Two local, current and consecutive paystubs from the same employer, current W-2/1099 plus two current and consecutive bank statements, two current and consecutive bank statements or letter on company letterhead stating income and employment dates may be required to verify employment. Income documents must list applicant's name, address, company name, rate of pay, and gross annual salary to date. Income documents may be required to be submitted as a PDF. Screenshots/pictures may not be accepted as proof of income. Approved leaseholder applications may combine income. Applicants must have satisfactory rental history including all current and previous addresses with no balance owed. Paid rental balances are subject to management, payment history, and screening criteria approval. The application may be automatically denied for any rental balances owed. Applicants must provide a government issued photo ID and social security card (if applicable) at the time of applying. Required government issued photo ID may be required to be verified through the screening service-Plaid. The conditional approval or denial decision of one application may be applied to all applications within the application group. We do not accept co-signers or guarantors in lieu of application/occupancy qualifying criteria.
Foreign National Documents:	Must provide government issued proof of identity and legal access to the United States. A valid visa, passport, or military ID is sufficient.
Occupancy Guidelines:	All leaseholders must be at least 18 years old and must fill out an application. We follow HUD guidelines for the suggested number of persons per unit and are as follows: 1BR=2 persons, 2BR=4 persons, 3BR=6 persons. We will always consider all reasonable requests for accommodation to the occupancy standards.
Automobiles:	Maximum number of vehicles allowed per apartment are as follows: 1BR=1, 2BR=2, 3BR=2. No commercial vehicles are allowed. Vehicles MUST be in legal and operable condition and are subject to management approval. Vehicles must be registered with management. See lease agreement for property specific parking/vehicle policies.



Yopp Properties Application Screening Criteria

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Income Requirements

Total combined gross income-leaseholders only	Result
At least 3 times monthly rent	Criteria met
Less than 3 times monthly rent	Criteria not met

Income Requirements- Criteria met with conditions

Total combined gross income-leaseholders only	Result
At least 3.5 times monthly rent	Criteria met
Less than 3.5 times monthly rent	Criteria not met

Credit Score Requirement

Credit score- Leaseholders only	Result
650 or higher	Criteria met
649-600	Criteria met with conditions- see income requirements
560-599	Criteria met with conditions- see income requirements plus increased security deposit- 1.5 months rent
559 or lower	Criteria not met
No credit score	Criteria met with conditions- see income requirements plus increased security deposit- 1.5 months rent

Rental History

Rental Verification	Result
Late payments, NSF's, and/or eviction filings	Manual review required
Balance and/or judgement owed	Criteria not met
Reason for eviction and/or non-renewal of lease	Manual review required
Lease complaints listed	Manual review required

Criminal History (7 years)

Crimes- Felonies	Result
Any drug trafficking/manufacturing	Criteria not met
Any marijuana trafficking/manufacturing	Criteria not met
Any sexual offenses/registry	Criteria not met
Any sexual offenses/registry older than 7 years	Manual review required
Found in OFAC/terrorist database records	Criteria not met
Any alcohol offenses	Manual review required
Any criminal mischief	Manual review required
Any dishonesty/fraud	Manual review required
Any driving under the influence offenses	Manual review required
Any drug possessions	Manual review required
Any marijuana possessions	Manual review required
Any other drug offenses	Manual review required
Any other crimes against persons	Manual review required
Any other crimes against property	Manual review required
Any other crimes against	Manual review required
Any financial non-violent offenses	Manual review required
Any non-violent offenses	Manual review required
Any violent offenses	Manual review required
Any weapon offenses	Manual review required
Any misdemeanors	Manual review required

