J-Ray Property Services

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RENTAL CRITERIA

Before You Apply

Rental criteria may vary by property. Check the specific property page on our website for requirements.

APPLICATION & SCREENING

- Each occupant aged 18 or older must submit an application on our website. The app fee is $50 each and is non-refundable.
- Provide photo ID, the two most recent months of pay stubs, and pet photos (if applicable). Self-employed applicants must provide two years of tax returns and two months of bank statements.
- We verify employment and rental history, review credit and eviction records, and conduct a criminal background check.
- Each adult must have a credit score of at least 600. Recent slow pays and collections balances may result in a denial.
- Combined gross monthly income must be at least three times the monthly rent.
- A violent felony conviction results in automatic denial regardless of when it occurred. A bankruptcy judgment within the past two years results in automatic denial.
- Complete every field accurately (use N/A where appropriate). Incomplete applications will not be processed. Average processing time is three business days.

LEASE TERMS & PETS

- Minimum lease term of one year. The lease must begin within 30 days of approval.
- Residents pay all utilities and are responsible for lawn maintenance (including watering) and pest control.
- Properties are leased in as-is condition. Any repairs requested before leasing must be stated on the application.
- Pets are considered case by case, with a maximum of two animals and a one-time, non-refundable pet fee starting at $300.
- Breed restrictions: American Pit Bull Terrier, American Staffordshire Terrier, Cane Corso, Doberman Pinscher, Mastiff, Presa Canario, Rottweiler, wolf/wolf hybrids, mixes of these breeds, and other breeds or types the landlord or insurer considers similar.
- Service/ESA animal documentation from your physician must be submitted with the application.

AFTER APPROVAL & MOVE-IN

- Within 24 hours of approval, sign the lease and pay the security deposit (normally one month’s rent).
- A full month’s rent is due on or before key pickup day. For move-ins after the first, prorated rent is due on the first of the following month.
- Keys are released on move-in day after utility account numbers and proof of renter’s insurance are received. Key pickup hours: Monday–Thursday, 9:00 a.m.–2:00 p.m. at our office.