



BRIGHT HORIZON

REAL ESTATE

Rental Criteria

PLEASE DO NOT BEGIN THE APPLICATION UNTIL YOU HAVE READ AND UNDERSTOOD OUR RENTAL CRITERIA.

****APPLICATION FEES ARE NON-REFUNDABLE****

\$60 APPLICATION FEE PER APPLICANT (18 YEARS OR OLDER)

WE DO NOT ACCEPT SECTION 8 OR HOUSING VOUCHERS

WE DO NOT ACCEPT CO-SIGNERS EXCEPT FOR FULL-TIME COLLEGE STUDENTS

Anyone 18 years or older **MUST** complete a separate application. We **MUST** have ALL information for ALL applicants before approving an application.

Please have the following information available, as it will need to be included in the application:

- Copies of all applicants' driver's licenses and/or State IDs.
- Income documentation (see details under "Income Criteria")
- Pictures of and information about your pet(s): Name, age, breed, weight, documentation regarding breed and vaccination status
- Documentation on any support animals
- Contact information for your current employer
- Contact information for current and past landlords (last 5 years)

Qualification is based on credit history, rental history and/or home ownership, criminal background screening, and income verification.

No more than 2 occupants per room are permitted. No more than 3 occupants (18 years or older) per property are permitted.

Providing false information or fraudulent documents on an application will result in immediate denial. Once an application has been submitted, we will be in contact via email during the application process. Failure to provide any requested information during the process within the time requested will result in cancellation of the application. Applications are processed on a **"first come, first served"** basis. Completed applications with all supporting documentation will be processed before incomplete applications.

CREDIT CRITERIA:

- We will obtain a credit report for each applicant.
- Chapter 7 Bankruptcy **MUST** be discharged for at least 1 year.
- Chapter 13 Bankruptcy **MUST** have 12 months of repayment history.
- Excessive charge-offs or collections accounts may be cause for automatic rejection.
- The following will result in automatic denial:

- Previous/current landlord debt
- Eviction filings
- Federal tax liens
- Default on student loans
- Arrears in child support

INCOME CRITERIA:

- Applicant's gross monthly income MUST be at least **3x the monthly rent**.
- All income sources will be verified.
- Please submit the most recent pay stubs for the last 60 days.
- Self-employed applicants must submit their most recent tax return AND bank statements for the previous 3 months.
- Please attach proof of income to your application (school funding, SSI*, child support, and/or unemployment will NOT be considered as income). If you are relocating, an offer letter from your employer with your start date and salary will be acceptable. However, W2 from previous employment is necessary.

*WE ONLY ACCEPT LONG-TERM DISABILITY INCOME, RETIREMENT SOCIAL SECURITY INCOME, OR ANY SIMILAR, PERMANENT ADDITIONAL INCOME SOURCES.

CRIMINAL BACKGROUND SCREENING:

- We will obtain a criminal background check for all applicants.
- An application will be automatically denied if any of the following are applicable:
 - Felony convictions within the last 12 years
 - Violent or sexual offenses
 - Manufacturing or delivering charges
 - Felony charges with a deferred disposition or deferred adjudication (MUST be dismissed to be considered)

PET POLICY:

- No more than 2 pets per property
- Pet(s) Fee: \$350 one-time, non-refundable fee per pet **due upon move-in**
- Pet(s) Rent: \$20 per month, per pet
- Breed Restrictions:
 - Pit Bulls (American Staffordshire Terrier, American Pit Bull Terrier, American Bully, Red Nose Pit, Blue Nose Pit, etc.)
 - Rottweilers
 - German Shepherds
 - Chows
 - Presa Canarios
 - Doberman Pinschers
 - Wolf-hybrids
 - Mastiffs

The breed restrictions list changes based on new breeds and insurance regulations regarding pet breeds not covered by policies or owner(s) disapproving of any specific breeds or sizes. Commonly domesticated animals such as dogs, cats, birds, fish, guinea pigs, rabbits, hamsters, gerbils, and small reptiles will need to be registered upon approval. If you have a question about any animal that you would like to potentially bring to the property, please contact our office directly.

APPROVED APPLICATION:

The admin fee and security deposit MUST be paid within 24 hours of application approval. These fees must be paid with certified funds (money order or cashiers check) made out to Bright Horizon Real Estate. Detailed instructions will be provided upon application approval. If the security deposit or admin fee has NOT been paid within the 24 hour time period, the application will be canceled.

An electronic lease will be sent, and the lease must commence within 2 weeks (**14 calendar days**) of the application being approved. Lease agreement must be reviewed and signed within 36 hours of receiving it.

The following fees are due upon move-in:

- First full month's rent (We require full month's rent upon move-in regardless of move-in date. The following month's rent will be prorated based on move-in date.)
- \$350 one time pet fee (per pet, if applicable)
- \$20 monthly pet rent (per pet, if applicable)

ALL tenants must provide proof of renters insurance (declaration page). You will need to add "Bright Horizon Real Estate" as an indemnified party.

We look forward to welcoming you to Bright Horizon Real Estate!
We are here to assist in any way to ensure your tenancy with us is enjoyable!