



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.

To have your application reviewed as fast as possible, please have the following ready. While you can upload requested documents in your application, we **STRONGLY** encourage the use of the technologies offered via FootPrint ID verification, bank linking, and payroll linking instead. This secure environment helps to avoid any delays associated with upload review and potential missing information which often occurs when the technology is not utilized.

Copies of all applicants' driver's licenses and/or State IDs.

Most income documentation can automatically be linked in our process but if you don't have online access to payroll and or bank statements then you will need to have 12 months income documents available. Copies of all applicable income documentation you may use to verify income such as: 60 days worth of pay stubs or bank statements, Vouchers award letters for government income, annuities if you have them or tax returns if self employed etc.

If you have pets, have pictures of your pet(s) ready as well as information on your pet(s) name, age, breed and weight ready as well as documentation from the vet on breed and shot status.

If you have support animals, then please provide documentation of support status.

Please have contact information for your current employer ready to fill in.

Please have correct contact information for past landlords and addresses for past residences ready to fill in.

If you securely link your application to your payroll and/or bank, then it will drastically shorten decision time. It will also speed up our approval process if you provide your landlord and supervisors email addresses.

This secure third party application vendor has live chat experts available to guide you on this process.

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.

In the event that your application is approved, the **security deposit**, as well as the **\$150 admin fee**, must be paid within **24 hours** in the form of a certified payment (cashiers check or money order).

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.

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 (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.

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 First American Real Estate. Detailed instructions will be provided immediately 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 "First American Real Estate & Management Services" as an indemnified party.

We look forward to welcoming you to the First American Real Estate Family!
We are here to assist in any way to ensure your tenancy with us is enjoyable!