BRIGHT HORIZON
REAL ESTATE

Rental Criteria

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

General Application Requirements:

APPLICATION FEES ARE **NON-REFUNDABLE** | **$60 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

Each applicant age 18 or older must submit a separate application. All applicants must provide complete information before an application can be approved.

Please have the following information ready when applying:

- A copy of each applicant's driver's license or state-issued ID.
- Income documentation (see details under "Income Criteria").
- Pet photos and details, including name, age, breed, weight, breed documentation, and vaccination records.
- Documentation for any assistance animals.
- Contact information for your current employer.
- Contact information for current and previous landlords from the past 5 years.

Applications are evaluated based on credit history, rental or homeownership history, criminal background screening, and verified income.

False information or fraudulent documents will result in immediate denial. We will communicate with applicants by email during the application process. Failure to provide requested information by the specified deadline will result in cancellation of the application.

Screening and Qualification Criteria:

Credit Criteria:

- We will obtain a credit report for each applicant.
- Chapter 7 bankruptcy must have been discharged for at least 1 year.
- Chapter 13 bankruptcy requires at least 12 months of repayment history.
- Excessive charge-offs or collection accounts may result in automatic denial.
- The following will result in automatic denial: outstanding debt to a current or former landlord; eviction filings; federal tax liens; child support arrears.

Income Criteria:

- The combined gross monthly income of all applicants must be at least 3 times the monthly rent.
- All income sources will be verified.

- We require pay stubs covering the most recent 60 days. We may request additional income verification, including bank statements.
- Self-employed applicants must provide their most recent tax return and bank statements for the past 3 months.
- Attach proof of income to your application. School funding, SSI*, child support, and unemployment benefits are not accepted as qualifying income. Applicants relocating for employment may submit an offer letter stating the start date and salary, along with a W-2 from previous employment.

ONLY LONG-TERM DISABILITY INCOME, SOCIAL SECURITY RETIREMENT INCOME, OR SIMILAR PERMANENT ADDITIONAL INCOME SOURCES ARE ACCEPTED.

Criminal Background Screening:

- We will obtain a criminal background check for all applicants.
- An application will be automatically denied for any of the following:
    - 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)

Occupancy Restrictions:

A maximum of 2 occupants per room is permitted. No more than 3 adult occupants (age 18 or older) are permitted per property.

Pet Policy:

- Maximum of 2 pets per property.
- Pet fee: $350 one-time, nonrefundable fee per pet, due at move-in.
- Pet 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.

Breed restrictions may change based on insurance coverage requirements or an owner's restrictions on particular breeds or sizes. Approved domesticated animals—including dogs, cats, birds, fish, guinea pigs, rabbits, hamsters, gerbils, and small reptiles—must be registered. Contact our office with questions about an animal you wish to bring to the property.

Rent, Resident Benefits Package, and Additional Monthly Charges:

All residents are enrolled in our required Resident Benefits Package (RBP) for $45.50 per month, in addition to rent. Designed to make renting easier and more convenient, it includes HVAC air filter delivery (where applicable), on-demand pest control, credit building through on-time rent payments, identity protection, resident rewards, and more. Contact us for details.

Additional monthly charges may apply depending on the property, including utilities, trash service, landscaping, pet rent, and other property-specific fees. These charges are separate from advertised rent and will be identified in the lease agreement.

Application Approval and Lease Signing:

The $150 administrative fee and security deposit are due within 24 hours of application approval. Payment must be made by certified funds (money order or cashier's check) payable to Bright Horizon Real Estate. Detailed instructions will be provided upon approval. If either payment is not received within 24 hours, the application will be canceled.

Depending on screening results and overall qualifications, approval may require an increased security deposit, determined on a case-by-case basis.

The lease must begin within 14 calendar days of application approval. An electronic lease will be sent and must be reviewed and signed within 36 hours of receipt.

Move-In Requirements:

All move-in funds must be paid by certified funds (money order or cashier's check) payable to Bright Horizon Real Estate. The following amounts are due at move-in, as applicable:

- First full month's rent. A full month's rent is required at move-in regardless of the move-in date; rent for the following month will be prorated based on the move-in date.
- One-time, nonrefundable pet fee of $350 per pet, if applicable.
- Monthly pet rent of $20 per pet, if applicable.
- Required RBP fee of $45.50 per month.
- Other applicable monthly charges, such as utilities, trash service, landscaping, or property-specific fees.

All tenants must provide a renters insurance declarations page showing at least $100,000 in liability coverage. Bright Horizon Real Estate must be listed as an Additional Insured.

We look forward to welcoming you to Bright Horizon Real Estate!