



Rental Application Instructions

Thank you for your interest in applying to one of our homes! To make this process easier for you, please review the application instructions below. Applications will not be processed until the application fee and all required documentation are received.

We typically take 2-3 business days to process the applicant's application and review it with the owner. Supplying us with complete documentation will speed up this process.

Rental Application Submission

Online Submission -

Submit your rental application at: <https://jimbarbpm.com/>

- \$45 application fee per applicant (age 18 or older)
- Each applicant that is above the age of 18 must apply individually.
- Please have these following documents prepared to attach to your application:
 - Proof of income (pay stubs, W-2, job offer letter, etc.)
 - Valid photo ID (drivers license, etc.)

Application Fees

- The application fee is \$45 per person above the age of 18.
- Application fees are non-refundable.
- Applications will not be processed without this payment.

Security Deposit and First Month's Rent

- A security deposit will be required upon approval
 - Amount is one month's rent pending credit, income, and overall application strength
 - Must be received within 48 hours of approval or when lease is signed.

If approved, the first month's rent and security deposit must be paid within 48 hours. Payment can be made through our online portal, Appfolio, or dropped off during our business hours (Mon-Fri- 9:00-4:30) at:

Jim Barb Realty
25 W Main Street
Berryville, VA 22611

Income Qualification

A 36% debt-to-income ratio is utilized.

Assistance Animals

If the applicant requires Assistance animal(s), submit Request for Reasonable Accommodation Rule/Policy and Verification of Disability or comparable documentation of disability-related need with the application.

Pet Policy

If the applicant has pets:

- The applicant will have to disclose- type of pet(s) owned, their age, breed, weight and if they're neutered or spayed.
- Pet(s) will require an additional deposit, non-refundable fee, and/or monthly pet rent as determined by the property owner.

Approval of pets is determined on a case-by-case basis and may vary depending on the property.

Restricted Animals

The following animals are not permitted:

Dog Breeds:

Akitas, Alaskan Malamutes, American Bull Dogs, American Staffordshire Terriers, Argentine Dogos, Bull Mastiffs, Cane Corsos, Doberman Pinschers, Fila Brasileiros, German Shepards, Pit Bulls, Presa Canarios, Rottweilers, Staffordshire Bull Terriers, Tosa Inus, Wolf Hybrids, or any mixes of these breeds.

Other Restricted Animals:

Will vary depending on the property

Contact

If you have any additional questions, don't hesitate to reach out to our Property Manager/Associate Broker:

Barbara Gaul

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(540)336-3871