

General Rental Application Information

BeachOne Rentals is committed to equal housing and we fully comply with the Federal Fair Housing Act. We do not discriminate against persons because of race, color, religion, sex, handicap, familial status, national origin, or age.

We also comply with all state and local fair housing laws. Each occupant over the age of 18 must complete an application and pay the \$50 application fee. **Application fees are NONREFUNDABLE.** Please contact BeachOne Rentals to confirm availability before submitting an application.

Application Process

Once the application has been submitted, we will complete:

- A criminal background check — *Any felony charges within the last 7 years will result in automatic denial. Applicants with domestic violence charges, possession/distribution of illegal weapons or substances, violent crimes, and/or sex offenses will be denied.*
- A credit check — *A credit history report will be reviewed for EACH applicant, regardless of whether they are a financially responsible party or an occupant. We will use the Experian Vantage 3.0 score and will use the average score of all applicants. Combined average credit scores 550-575 will require an additional deposit. Credit scores under 550 are automatically denied. Credit history should show that the applicant does not have a history of debt "charge offs" or accounts that have gone into collection. Money owed to a previous landlord or utility company will result in automatic denial, unless a dated receipt proving payment in full is provided to BeachOne Rentals.*
- Rental history verification — *Applicants are required to provide contact information including the names, addresses, phone numbers, and/or email address, of Landlords with the dates of tenancy for the previous 3 years. Rental history must be verified from unbiased sources. Home ownership will be verified from a current credit report. Broken leases may be considered on a case-by-case basis and an additional security deposit may be required.*
- Eviction Search — *Any disposed evictions, rule to vacates, or writ of ejectments within the last 7 years are automatically denied.*
- Income verification — *Household income must be at least three (3) times the monthly rent and verifiable from an unbiased source: employer through pay stubs, tax returns, and/or bank statements. Self-employed income may also be verified with a CPA-prepared financial statement or tax returns. Transfers or relocations must have correspondence showing an accepted job offer and pay rate. Any verification fees required by the employer must be paid by the applicant.*
**If it is determined that falsified information or altered documents are provided, the application will be automatically denied.*

**Cosigners are only accepted on select properties. If a property allows Cosigners, the Cosigner must apply and meet additional requirements. Cosigners must have a minimum credit score of 650, a minimum income of at least 5x the rent amount, and no prior evictions.*

Insurance Requirements

Renters Insurance OR Liability to Landlord Insurance is required. BeachOne Rentals has enrolled in a bulk Liability to Landlord policy that tenants will automatically be enrolled in if they choose not to obtain their own insurance policy. The cost for the Liability to Landlord insurance is \$15.50 per month. It is important to note that Liability to Landlord insurance does not cover the tenants contents and we encourage you to shop for your own renters insurance policy. For more details, visit the ["Required Insurance Information"](#) page on our website.

Pet Application

Pet applications are processed through a third party, PetScreening.com. ALL applicants with or without pets, must follow the link to beachonerentals.petscreening.com and select the appropriate pet application option (no pets, pet(s), assistance/service animal).

Pet Application Fee: \$20-\$25 per pet. If you do not have any pets, you will not be charged for a pet application fee, but will be required to create a "no pet" profile at PetScreening.com.

**Note: Pet Fees and Monthly Pet Rent will be determined on a case by case basis. Factors taken into consideration are not limited to, but include, FIDO Score (petscreening.com), rental history with the pet, and vaccination status.*