

UNIT: _____ DATE AVAILABLE: _____

**Please read this prior to completing an application to rent.
APPLICANT SCREENING DISCLOSURE**

General Criteria

1. Each applicant will be required to qualify individually.
2. Inaccurate or falsified information will be grounds for denial.
3. Positive photo identification is required of all applicants.
4. All applicants must be of the age of majority or have been decreed emancipated by a court.

Occupancy Policy

1. Occupancy is based on the number of bedrooms in an unit. A bedroom is defined as a space within the unit that is used primarily for sleeping which must have at least 70 square feet, one window and a clothing closet.
2. State law permits two persons per bedroom as maximum occupancy.

Income and Employment Criteria

1. Monthly income should be equal to three times the stated rent, and must be verifiable.
2. Employment used as the source of income must be verifiable for the past 12 months.
3. Self-employed applicants may be required to submit their last year's tax return.

Rental Criteria

1. At last twelve months of verifiable contractual rental history from a current third party landlord or verifiable home ownership.
2. Three years of eviction-free history is required.
3. One or more 72-hour notices within one year may result in denial of application.
4. One or more NSF's within one year may result in denial of the application.
5. Any rental history of past due or unpaid rent may result in denial of the application.

Credit Report

1. A consumer credit report will be obtained. One or more late payments, charge-offs, public records, delinquent accounts, bankruptcy, other claims, or a lack of credit history may result in denial of the application.
2. Owners of properties shown on the credit report may be contacted for rental history, even if not listed on your application.

Criminal Background

1. Criminal convictions for certain types of crimes may result in denial of your application.
2. Your application will be denied if within the past 5 years you have been convicted of any type of crime that would be considered a serious threat to real property or to neighboring residents' peaceful enjoyment of their premises. These crimes include the manufacture or distribution of a controlled substance.
3. Pending charge or outstanding warrants for any crimes described above will cause your application process to be suspended until such charges are resolved. No unit will be held while awaiting such resolution.

Personal References

1. Your personal references will be contacted and asked about your character, length of time known, and their relationship to you.
2. Information obtained from your references may be used to determine whether your application is approved or denied.

Furniture

1. Unusually heavy and/or potentially damaging furniture such as waterbeds, aquariums, and pianos are not permitted in the unit, unless otherwise noted in your rental agreement.
2. If permitted, you must be able to show that you have insurance that will cover any damages that might be caused to the unit or be required to place an additional deposit.

Smoking Policy

Smoking is not permitted inside these premises, including garages or any out buildings, or within ten (10) feet of any doors or windows to either this or any adjacent unit.

Tenant Screening Fee

1. The fee for screening your application is \$40.00 per adult over the age of 18 and is not refundable.
2. Applications will be process in the order in which they are received. Should we find a tenant for the unit you are applying for prior to processing your application, or that unit becomes unavailable for any other reason, the screening fee will be returned to you.
3. Once your application has been processed, the screening fee is non-refundable.

Agreement to Execute

1. If you are notified that your application has been approved, you will be required to place a "Deposit to Hold" of \$_____ with the manager within one business day of being advised of this approval.
2. The Deposit to Hold shall be applied to the total move-deposits and fees required prior to moving in.
3. Should you fail to executive the rental agreement, including paying the balance of monies due at move-in, the Deposit to Hold shall be retained by the landlord.
4. Should the landlord fail to comply with this agreement, the deposit shall be immediately returned to the applicant and shall be deemed the applicant's sole remedy.
5. The landlord and applicant may mutually agree to extend the date upon which possession of the unit will be delivered, in which case the deposit will be held.
6. The tenant(s) will be required to obtain/maintain a renter's insurance policy naming **Richard Kumro Realty LLC** as an additional insured party. The tenant must provide proof of this coverage at the time of executing the rental agreement/lease.

Equal Housing

We provide equal housing opportunity. We do not discriminate on the basis of race, color, religion, sex, familial status, handicap, national origin, marital status, source of income, age, or sexual orientation.

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Estimated Move-In Costs:

Security Deposit (No Pet)	\$ _____	Deposit to Hold	
Security Deposit (With Pet)	\$ _____	Pets _____ are not permitted/_____ upon approval	
Application Fee	\$ _____	Non-refundable/per applicant (over 18)	
+ Prorate Current Month	\$ _____	Pro-rated \$ _____ /day	
First Full Month's Rent	\$ _____		
Other _____	\$ _____		
Other _____	\$ _____		
Other _____	\$ _____		
Total:	\$ _____	+ or - (see above)	

