

Thank you for your interest in one of our rental homes, we look forward to working with you!

The landlord is an equal opportunity housing provider. The landlord adheres and strictly follow all Fair Housing Laws. The landlord does not discriminate against any persons based on the following: race, color, religion, sex, national origin, familial status, disability, veteran status, marital status, source of income, sexual orientations, gender identity or any other protected class.

It is our requirement that each potential applicant that is over the age of 18 submit a complete application and pay an application fee for processing. Application fee is NON-REFUNDABLE, regardless of whether your application is accepted or denied. It is at Management discretion as to whether a co-signer on a rental application will be allowed. If Management chooses to allow a co-signer, said co-signer must be a resident of the State of Utah. No other co-signer will be considered or allowed if they cannot provide acceptable proof of residency. If these stipulations are met and co-signer is allowed by Management, they must also complete a full rental application and pay the application processing fee; all other requirements as outlined will be in place for any co-signer/applicant. Additionally, an increased security deposit will be required for any applications/lease that has an approved co-signer.

The verification process for any application(s) will not begin until all applications are completed in entirety, all supporting documentation is submitted, and application fee is paid in full. This applies to any and all applicants, including both occupants and co-signers. For parties with multiple applicants over the age of 18, the landlord requires that the above information for ALL applicants be received before your collective application will be reviewed.

Before you get started, please ensure that you have reviewed our rental requirements listed below. Please note that applicants may be denied based on any of the following:

IDENTIFICATION:

All applicants must provide a valid government-issued photo identification. All applicants must also provide a valid Social Security Number, Alien Number, or I-94 for verification purposes. Non-U.S. Citizens must be able to provide documentation from U.S. Immigration to verify legal residency in the United States as of the effective date of the lease agreement. Any and all persons over the age of 18 that plan to reside in the property must complete a rental application and fulfill the requirements as listed above.

INCOME:

Applicants must provide proof of gross monthly household income that is three times (3x) the monthly rental amount. Applicants will be required to show proof of income for the most recent two months, and possibly more pending other considerations. Applicants debt to income will be evaluated on a case-by-case basis excessive debt or collections accounts could be grounds for denial. Management will consider this when processing application. Applicants will also be required to show proof of employment for the last 12 months.

Acceptable forms of income verification are:

- * Copies of two (2) months of most recent payroll check stubs
- * W-2 or 1099 tax documentation for the previous year
- * Proof of social security income, disability income, or other government income via granted award letter
- * Proof of child support via verified award letter or contractual agreement
- * Proof of retirement income via income statement or pension statement
- * Proof of trust fund income
- * Financial aid and/or scholarship documentation
- * Assisted Housing vouchers. Income requirements will apply to the household responsibility portion of the monthly rent amount.
- * Federal tax return documentation for the previous 2 years showing annual income, as proof of financial stability and possibility

If rental income requirements fall short by \$500 dollars or less, applicants will have the option to pay an additional deposit in order to qualify for the property. The additional deposit amount will be 25% of the total security deposit for the property.

VERIFICATION OF RENTAL HISTORY:

The landlord requires at least 2 years of positive rental history. Any current judgements or active collections owed to a past and/or current landlord, evictions that are within the past 5 years, or multiple evictions will be basis for automatic denial of a rental application. Rental history must be verifiable, with best or most current contact information for current/past landlord provided. If applicant is a homeowner and has no recent rental history, proof of on-time mortgage payments for the last 2 years will satisfy requirement in lieu of landlord verification. The landlord reserve the right to require and obtain any documentation for proof of positive past rental verification. Any applicant that is unable to provide a verifiable rental history may be subject to denial of application or additional security deposit requirement, at the discretion of Management.

CREDIT HISTORY:

Any bankruptcy, regardless of classification, must be discharged for a minimum of one year prior to the date of the rental application. Any open bankruptcy and/or multiple bankruptcy filings will result in automatic denial of a rental application. The landlord reserves the right to obtain a credit report and abides by The Fair Credit Reporting Act. Applicant credit scores will be considered when making final application approval decision. Any current collection accounts or outstanding past-due amounts to collections, judgements, bankruptcy may be grounds for denial of a rental application. Credit reports will be evaluated on a case-by-case basis and management will evaluate excessive delinquent accounts when considering applications. (e.g. open collections, judgments, liens or any other delinquent accounts) may be grounds for denial of a rental application. Credit scores will be considered but not limited to as follows:

- * 700+: Acceptable, with no stipulations
- * 650 - 700: Required additional deposit, between 10% - 20% of monthly rental amount
- * 600 - 650: Required additional deposit, between 20% - 50% of monthly rental amount
- * 525 - 600: Required additional deposit, between 50% - 100% of monthly rental amount
- * 500 or below: Could be grounds for automatic denial of rental application

CRIMINAL HISTORY:

A criminal background check will be conducted for each rental applicant, with both federal and state criteria. Prior to conducting the criminal background check, applicants are required to disclose any and all prior convictions or pending criminal actions. Pending criminal actions will not, in themselves, be grounds for denial but may be factors considered along with other rental criteria requirements. Persons who are listed on any sex offender list will not be considered and will be basis for automatic denial of a rental application. Applicants with a criminal conviction relating to drugs may not be accepted and may be basis for automatic denial of a rental application. Please note that all convictions will be evaluated individually, and rehabilitation program will be considered, but will not ensure application approval.

SMOKING POLICY:

We have a zero-tolerance smoking policy in any unit or rental property. This includes but is not limited to the use of cigarettes, vaping, e-cigarettes, and other forms of smoking.

Smoking in any form is only allowed at a minimum of 25 feet away from property, or any other neighboring property.

OCCUPANCY:

The landlord adheres to local occupancy standard which is 2 persons per 1 bedroom (we adhere to the 1+ guideline) in any property.

PET POLICY:

Applicants must check property eligibility for pets prior to submitting rental application and make all disclosure(s) regarding pets upfront. The landlord has a policy of no pets allowed for any multi-unit property (such as an apartment, duplex, fourplex, etc.). For any single-family residence, there is a two-pet limit policy (e.g. two pets total, regardless of type/size/etc.) occupying the property.

All applicants will be required to provide 2 years of positive rental history for any pet, with photo documentation. Any/all pets must be registered with us and no visiting or short-term pets will be allowed at the property at any time unless they are registered and approved with the company. Any non-approved pets will be considered unauthorized and is a violation of the lease agreement. All pets must be included, covered, and specifically named by applicant's renter's insurance and carry a liability amount of \$300k with landlord/owner names as an additional-insured party to the renter's insurance as well as a liability exclusion clause. A pet security deposit of \$500 per pet will be required, as well as additional pet rent of \$50 per month. If you have an emotional support, companion, or therapy animal please contact our office prior to application submission to obtain the animal request documentation to allow management to review your request. Each request will be reviewed on a case by case basis. It is at managements discretion for allowing fish/reptiles/amphibians, any other caged animals, etc.

DEPOSIT REQUIREMENT:

Once application is approved, any applicable security deposit(s) are required to be paid in-full within 48 hours; if these fees are not paid within 48 hours of approval management has the authorization to accept other qualifying applications. There may be additional fees and deposits due prior to tenant move-in. Landlord reserves the right to increase required deposit(s) as deemed necessary where applicants have not fully met the rental requirements for approval.

Once an application is approved, the landlord requires move in as soon as possible. Company can hold the property for a maximum of seven (7) calendar days from date of approval/acceptance. If applicant requires a later move in date, pro-rated rents and future rents will be charged accordingly. A lease agreement will be required to be executed.

MOVE-IN COSTS & FEE SCHEDULE:

One-Time Fees & Costs:

- * Rental Application Fee: \$39.99/person
- ** Security Deposit: Equal to monthly rental amount
- * 20% of this will be kept as a turnover fee at time of move-out
- * 80% of this will be refundable to tenant within 30 days of move out. Management will determine amount refunded based on damages, past-due amounts, etc.
- * Additional Deposit: As required for income/credit/background/rental history verification
- * Pet Deposit: \$500 per pet, refundable at time of move-out if there are no damages

Recurring Costs:

- * Monthly Rent: \$_____
- * Pet Rent: \$50 per pet
- * Utilities: Tenant is responsible for all utility costs and usage
- * Gas/Electric to be held in tenant name
- * Water/Sewer/Garbage to be held in owner name, tenant to pay monthly amount in arrears

RENTER'S INSURANCE REQUIREMENT:

Applicants must provide proof of valid renter's insurance within 3 days of application approval. Any/all renter's policies must include management/property owner named as additional insured on the policy, as indicated on provided declaration page as proof. Tenants must maintain active coverage for the entirety of their lease period, with coverage amount of \$300k as minimum. If at any time coverage should lapse, the landlord reserves the right to institute management-placed policy that may or may not be of equal coverage, at a cost of \$35 per month plus \$50 placement fee.

QUICK RECAP:

Rental applications will be considered based on ALL application requirements as outlined above, and the fulfillment of the application process in its entirety. The landlord reserves the right to approve or deny any/all applications based on qualifying information, applicant participation during the applications process, and interaction with the screening department and/or property manager.

Any false statements or inconsistencies on the application will result in an automatic denial of the application