

Rental Criteria

Our screening standards, application requirements, and pet policy.

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

****APPLICATION FEES ARE NON-REFUNDABLE****

\$60 APPLICATION FEE PER APPLICANT (18 YEARS OR OLDER)

WE DO NOT ACCEPT SECTION 8 OR HOUSING VOUCHERS

Anyone 18 years or older MUST complete a separate application. We MUST have ALL information for ALL applicants before approving an application.

Application Process

Required Documents

- ✓ Copies of all applicants' driver's licenses and/or State IDs
- ✓ Copies of all applicable income documentation (60 days worth of pay stubs or bank statements, W2s, tax returns if self-employed, etc.)
- ✓ Please have contact information for your current employer ready to fill in
- ✓ Please have correct contact information for past landlords and addresses for past residences ready to fill in

Application Linking

- ✓ If you securely link your application to your payroll and/or bank, then it will drastically shorten decision time
- ✓ This secure third-party application vendor has live chat experts available to guide you on this process

Qualification Process

- ✓ Qualification is based on credit history, rental history and/or home ownership, criminal background screening, and income verification
- ✓ No more than 2 occupants per room are permitted

- ✓ No more than 3 occupants (18 years or older) per property are permitted

Approval & Fees

- ✓ In the event that your application is approved, the security deposit, as well as the \$150 admin fee, must be paid within 24 hours in the form of a certified payment (cashiers check or money order or bank ACH)
- ✓ If the security deposit or admin fee has NOT been paid within the 24 hour time period, the application will be canceled

Move-In Fees

- ✓ First full month's rent (We require full month's rent upon move-in regardless of move-in date. The following month's rent will be prorated based on move-in date.)
- ✓ \$300 one time pet fee (per pet, if applicable)
- ✓ \$20 monthly pet rent (per pet, if applicable)

Lease Agreement

- ✓ An electronic lease will be sent, and the lease must commence within 2 weeks (14 calendar days) of the application being approved
- ✓ Lease agreement must be reviewed and signed within 24 hours of receiving it
- ✓ ALL tenants must provide proof of renters insurance (declaration page). You will need to add Redstone Property Management as an indemnified party

Tenant Screening Criteria

Credit Score

- ✓ We will obtain a credit report for each applicant
- ✓ Chapter 7 Bankruptcy MUST be discharged for at least 1 year
- ✓ Chapter 13 Bankruptcy MUST have 12 months of repayment history
- ✓ Excessive charge-offs or collections accounts may be cause for automatic rejection

Automatic Denial:

- ✗ Previous/current landlord debt
- ✗ Eviction filings
- ✗ Federal tax liens
- ✗ Default on student loans
- ✗ Arrears in child support

Income Verification

- ✓ Applicant's gross monthly income MUST be at least 3x the monthly rent
- ✓ All income sources will be verified
- ✓ Stable employment history (2+ years)

Criminal Background Screening

- ✓ We will obtain a criminal background check for all applicants
- ✓ An application will be automatically denied if any of the following are applicable:

Automatic Denial:

- ✗ Felony convictions within the last 12 years
- ✗ Violent or sexual offenses
- ✗ Manufacturing or delivering charges
- ✗ Felony charges with a deferred disposition (MUST be dismissed to be considered)

Rental History

- ✓ Positive references from previous landlords
- ✓ No evictions in past 7 years
- ✓ No lease violations or major complaints

Pet Policy

Pet Limit

- ✓ No more than 2 pets per property.

Pet Fee

- ✓ \$360 one-time, non-refundable fee per pet due upon move-in.

Pet Rent

- ✓ \$20 per month, per pet (if applicable).

Breed Restrictions

- ✓ Pit Bulls, Rottweilers, German Shepherds, Chows, Presa Canarios, Doberman Pinschers, Wolf-hybrids, Mastiffs. *The breed restrictions list changes based on new breeds and insurance regulations regarding pet breeds not covered by policies or owner(s) disapproving of any specific breeds or sizes.

Pet Documentation

- ✓ If you have pets, have pictures of your pet(s) ready as well as information on your pet(s) name, age, breed and weight ready as well as documentation from the vet on breed and shot status.

Support Animals

- ✓ If you have support animals, then please provide documentation of support status.

We look forward to welcoming you to the Redstone Property Management Family!

We are here to assist in any way to ensure your tenancy with us is enjoyable!