

RENTAL REQUIREMENTS

Thank you for considering renting from FirstPoint Property Management. This home will be rented to the first qualified applicant. FirstPoint Property Management only processes one application at a time. To ensure that your application is processed as quickly as possible, please be sure that the application is filled out completely with current, accurate information and is signed by all parties 18 years and older.

The guidelines listed below are to provide an understanding of criteria used during the approval process. FirstPoint is an equal housing opportunity agency and does not discriminate for any reason. The first applicant that meets the following criteria will be approved for the available property.

- **Income:** Monthly income should be approximately 3 times the amount of the monthly rent/lease. Verified by employer, pay stubs or tax return. If you are relocating, a letter of intent or one paystub if the employment is similar in nature to the previous job may suffice. Decisions may be case-by-case. Credit rating and references may be used to warrant an approval
- **Joint Applicants:** If 2 or more applicants are needed to meet the income requirements then all parties are required to apply and be approved separately and will be listed on the rental/lease agreement as a responsible party to the contract. If roommates that are applying have lived together for 1 year, we can combine incomes to meet the requirement. If roommates have not lived together for 1 year, each person will have to qualify with our credit and income requirements. In either case, separate applications should be filled out with separate application fees. If this is a joint application, then one or both person's employment should be a minimum of 6 months at the same employer or related line of work.
- **References:** We look for good references from both your current and past Landlords (who are not related to you). Please make sure you have provided accurate names, addresses and phone numbers.
- **Credit Check:** We run a credit report for each person applying. Good payment history after bankruptcy must be reflected.
- **Criminal:** We also run a criminal background check. Felonies, Drug convictions, Domestic Violence and Evictions within the last 7 years will be cause for an automatic denial.
- **Approval:** When you are approved for a property we will accept your deposit to hold the property and rent will start at the move in date. The property will remain on the market for viewing until a deposit to hold is received in the office. The deposit will be considered a holding fee and the property will be taken off the market. Failure to move into the property and execute the lease will be grounds for forfeiture of deposit for damages of lost market time.

IF THE PROPERTY ALLOWS PETS THESE ARE THE REQUIREMENTS

A perceived vicious breed such as Pit Bull, Doberman or Rottweiler will not be allowed.

An additional pet deposit/fee is required and an addendum will be signed.

No pets under 1 year old.