

RENTAL LIST

1. THE APPLICATION FEE IS \$35.00.
2. WE CHECK CREDIT AND RENTAL HISTORY. **IF YOU HAVE BEEN EVICTED OR OWE ANOTHER PROPERTY MANAGEMENT COMPANY IT WILL BE AN AUTOMATIC DISAPPROVAL.**
3. YOU MUST SHOW PROOF OF INCOME. (PAY SLIPS OR A LETTER FROM OWNER ON COMPANY LETTERHEAD CONFIRMING EMPLOYMENT).
4. EACH PERSON OVER 18 YEARS OLD MUST FILL OUT AN APPLICATION. THERE IS A \$15.00 APPLICATION FEE FOR AN OCCUPANT.
5. IT TAKES APPROXIMATELY 48 HOURS TO PROCESS AN APPLICATION.
6. IF YOU ARE APPROVED FOR A PROPERTY THE SECURITY DEPOSIT MUST BE PAID IN FULL ASAP TO HOLD THE PROPERTY. PROPERTIES WILL BE HELD FOR 7 DAYS ONLY AND THEN THE LEASE MUST BE SIGNED.
7. A PET SCREENING IS REQUIRED FOR YOUR PETS. GO TO PETSSCREENING.COM AND APPLY THERE. (REQUEST A COPY OF CLOUD REAL ESTATE PET POLICY).
8. PET DEPOSIT MUST BE PAID IN FULL AT LEASE SIGNING. PICTURE OF PET WITH SHOT RECORDS MUST ACCOMPANY APPLICATION. **THERE IS A \$100.00 YEARLY INSPECTION FEE DUE WITHIN 90 DAYS OF SIGNING LEASE.**
9. FIRST MONTHS RENT (PRORATED OR FULL) MUST BE PAID BEFORE KEYS ARE OBTAINED.
10. **YOU ARE REQUIRED TO HOLD RENTERS LIABILITY INSURANCE (NOT RENTERS INSURANCE). IF YOU DO NOT HOLD THE INSURANCE WE WILL PROVIDE IT FOR YOU WITH A CHARGE OF \$9.50 PER MONTH.**
11. **OUR PREVENTIVE MAINTENANCE PROGRAM FOR HVAC FILTERS IS A MANDATORY REQUIREMENT AT \$20.00 A MONTH.**