



RENTAL APPLICATION CRITERIA

Please take a moment to review this rental application criteria to determine eligibility.

Application and Non-Refundable Screening Fee: A completed application and payment fee of \$45 for each resident 18+ years will be required to be considered for tenancy. Fee(s) will be initiated & collected by a reputable third-party tenant screening company via email. Fee(s) will cover the credit, background & eviction checks required to process your application. These fees are non-refundable.

Screening Fee: Includes Credit, Background & Eviction checks. Separate Fees required for each resident 18+ years:	\$45.00
Security & Damage Deposit:	\$2,800.00
Monthly Rent:	\$2,600.00

Occupancy Guidelines: No more than two persons (residents and other occupants) per bedroom may occupy the townhome.

No Pets: No pets allowed.

No Smoking: This townhome is a non-smoking residency.

Electronic Payment Required: Monthly rent must be paid directly into account provided by landlord via electronic payment.

Income Requirements: Monthly income must be at least two times the monthly rent. Income must be verifiable and should include 60 days of pay stubs or if self-employed, copies of tax returns.

Employment: All applicants must have a verifiable and acceptable employment history. If an applicant is relying on a new employment position, the applicant must provide a letter of intent from the new employer.

Rental History: Applicants must have a minimum of 3 years rental or ownership history. No applicant may have an unacceptable rental history or the rental application will be rejected. The applicant must have given adequate notice to vacate and have no outstanding financial obligations to a previous landlord.

Credit History: All applicants must have an appropriate credit history.

Criminal History: No applicant with prior felony convictions will be accepted as a resident. No applicant with prior misdemeanor drug or burglary related conviction will be accepted as a resident. We reserve the right, but are under no obligation, to make exceptions to this policy for non-violent offenses.

HOA Guidelines: All residents will be given a copy of the HOA guidelines and must abide by its rules and regulations including night-time "reduced volume hours".

Initial Lease Terms: 12-month lease terms available. A 45-day notice to renew or vacate is required.

Initial Lease Signing: 1st month's rent & deposit required at lease signing. (\$2600 + \$2800 = \$5,400)

Website Listing: <http://www.bluesprucerentals.com/>