



Rental Criteria

Thank you for choosing Decker Property Management as your potential landlord. We strongly supports all applicable Federal and Fair Housing Laws in both spirit and practice. All policies set forth below are strictly adhered to without regard to any applicant's race, color, religion, sex, national origin, handicap, familial status or elderliness. Guidelines for acceptance of a lease agreement for all applicants are outlined below. If you feel you meet the following guidelines for qualifying, we encourage you to submit an application. Applications will be processed in the order received. An incomplete application will not be considered. We do not typically rent to individuals who have not viewed the property first, it is imperative you walk through the property you are applying for **BEFORE** you fill out an application.

GENERAL REQUIREMENTS

- Positive identification with a picture will be required.
- Each applicant 18 or over must complete an application and pay the non-refundable credit/screening fee of \$35 .00. Only approved applicants may reside in the rental property.
- All applicants who are not citizens of the United States must provide acceptable proof of U.S. legal permanent resident status, legal conditional resident status or legal presence in the U.S. Documents presented as proof must be original; photocopies are not acceptable.
- Applicants must be able to enter into a legal and binding contract.
- Incomplete, inaccurate or falsified information will be grounds for denial and termination of tenancy. It is the sole responsibility of the applicant to provide required documentation and ensure that verification (whether verbal or written) can be obtained.
- Hold fee of \$500 are due within 24 hours of application approval and will hold the rental for up to 10 days or an agreed upon time, at which time you must take possession and rent begins.

CREDIT REQUIREMENTS

- Decker Property Management will obtain a consumer credit report for each applicant and co-signer.
- Credit reports supplied by applicants will not be accepted.
- Credit history will be weighed in conjunction with all other rental criteria. Decker Property Management reserves the right to deny any applicant based solely on a history of delinquent credit activity.
- Discharged bankruptcies will be considered.
- Collections for utilities will be considered ground for denial.
- Applicants with unpaid judgments will be denied.
- If you or joint tenant lack credit history; a Co-signer* and/or Additional Deposit** may be required

INCOME REQUIREMENTS

- Each applicant (with the exception of applicants that share credit) must gross 2 times the rent per month.
- Two years verifiable work or income history (employment and income will be verified verbally)
- Current pay check stubs and a verbal confirmation of employment status from the employer will be required.
- Verifiable income will be required for unemployed applicants. (Verifiable income may include but is not limited to; Trust Accounts, Social Security, Unemployment, Retirement Accounts, Welfare, Grants & Loans.)
- Self employed applicants will be required to show proof of income through copies of 2 previous years of tax returns.
- If applicants' gross monthly income does not equal 2 times the stated monthly rent, a qualified co-signer or additional deposit may be considered.
- You will be denied if your source of income cannot be verified.

RENTAL HISTORY REQUIREMENTS

- Two years of verifiable rental history or home ownership
- Proper notice given to current or previous landlords
- No judgments from a housing provider, unless proof of satisfied judgment is provided.
- No outstanding balance owed to a housing provider regardless of reason
- No outstanding money owed to a landlord or Property Management company
- No evictions

CRIMINAL RECORD CRITERIA

- Upon receipt of the rental application and screening fee, landlord shall conduct a search of public records to determine whether the applicant or any proposed tenant has been convicted of any crime.
- A conviction or convictions for any felony must be 5 years or older from date of conviction or release, whatever was later.
- Any arrests or convictions for felonies involving drug-related crimes, weapons charges, obscenity and related violations, prostitution, sex crimes, and/or child sex crimes shall be grounds for denial.
- Open criminal cases in the above categories or outstanding warrants for any felony or misdemeanor will result in denial of your application.

ROOMMATE REQUIREMENTS

- Any applicants that do not share joint credit will be considered roommates.
- Decker Property Management will place a maximum of 3 roommates in a property.
- Each Roommate will be required to individually meet the above criteria.
- A Co-signer may be considered if the minimum income criteria cannot be met by all applicants.

CO-SIGNERS REQUIREMENTS

- Co-signers must apply and pay the applicable non-refundable screening fee.
- Co-signers gross income must be 4 times the rent per month.
- Co-signers must meet all the above criteria
- Co-Signers must SIGN the rental/lease agreement and addendums acknowledging their fiscal responsibilities.
- Co-signers DO NOT have right of possession, meaning they are not given keys to the rental property and are not allowed access to the property's amenities.
- Co-signers' liability will continue for the length of the tenancy.

DEPOSITS

- Based on factors obtained during the screening process. Deposits start at the amount equivalent to one month rent, unless otherwise advertised.
- A nonrefundable hold deposit is due within 24 hours of notification of acceptance of your application.
- Any remaining security deposits are payable in full on or before the date of move-in.
- All deposits and move-in monies must be paid in cashier's check, money order or cash before keys are provided.

PET POLICY*

- Policies on domestic pets vary from home to home. Certain owners do not permit pets, while other owners may permit only a specific type of pet. Contact the office to determine what pets if any are allowed for the property in which you are applying.
- A picture of the pet is required prior to approval. **MUST BE SUBMITTED WITH YOUR APPLICATION**
- Decker Property Management does not allow any animal whether exotic or domestic that is considered to be lethal or deadly.
- All animals must conform to local ordinances.
- A **NON REFUNDABLE PET FEE** is required for each of the following:
 - * Cats \$300 ~ Additional Cats \$100 Each
 - * Dogs under 35 lbs \$300 ~ Additional Dogs \$200 Each
 - * Birds, \$300 ~ Chickens, Ducks, & Domestic Fowl excluded
 - * Dogs 40 - 75 lbs \$500 ~ Additional Dogs \$200 Each
 - *Dogs over 75 lbs subject to owner approval
- Due to Insurance Limitations, the following breeds or evidence of these breeds in their lineage are restricted:
 - *Pit Bull *Rottweiler *Chow Chow *Doberman Pincher *German Sheppard * American Staffordshire Terrier *Mastiff * Akita
 - *Bull Mastiff*Husky *Presa Canario *Malamute *Coyote *Wolf*Dingo * American Bulldog
- Pet policies are strictly enforced, and any breach will be grounds for termination of your lease.
- Tenants will be evicted for misrepresenting the breed of their dog or for the possession of poisonous, dangerous, illegal pets, or endangered species.
- All birds must be confined in cages and not allowed to reside outside their cage.
- No ferrets, rodents, or other mammals in the weasel family are permitted as pets.
- Fish tanks & Aquariums greater than a 10 gallon capacity are not permitted.

ADDITIONAL INFORMATION

- All our properties are non-smoking.
- **ABSOLUTELY NO PERSONAL CHECKS ACCEPTED FOR MOVE IN**
- Disclosure: If you have interest in knowing the location of sex offenders in relation to a rental property of interest, it is your responsibility and not the management company to do the research. This information can be obtained from local law enforcement agencies.

Submission Checklist

	Completed and signed Application		2 Most current paystubs/Proof of Income
	Government issued Photo 10		Complete Application
	Photo of Pet(s)		

