

# Terms & Conditions

Dear Prospective Tenant:

We are pleased that you are interested in renting or leasing one of our homes. The decision to approve your application is entirely up to the Landlord of the Property in which you are applying for. Below are the guidelines and requirements of our qualifying criteria so that we may make a recommendation to the Landlord based upon the following factors:

- 1.) Complete the Rental & Lease Application and submit the following forms: current pay stub and/or any form of pay verification and a current utility bill. Applicants must be 18 years of age. All occupants 18 years of age or older must complete a rental and lease application.
- 2.) After submission of your application the office will be in contact with you or you can call the office directly.
- 3.) Credit check will not be performed; however, we will conduct a judgment search.
- 4.) Pet Fee: one cat \$200, 2 cats \$300, one dog \$500, and 2 dogs \$700. This fee is refundable as long as the home is left in good condition. Pet restrictions: no Pitbulls or American Staffordshire Terriers, dogs must be visited by leasing agent in their own residency prior to application approval. Pets are case by case and some of our homes may not allow pets at all.
- 5.) Income: income must be at least 2.5 times the monthly rent as your net income for the home you are applying for. Two recent pay stubs if you are self employed, or retired we require a copy of your prior tax return, W2 or bank statement.
- 6.) Photo I.D.: all applicants must provide a legal copy of their driver's license or other approved photo I.D. (can be completed at time of signing for property).
- 7.) Security Deposit and Move In Deposit: Based off of rental history and income. At the time of signing for a rental property we will require a cashier's check and/or money order for the Security Deposit, Last Month's Rent, and any pro-rate rent for the remainder of that month, plus any applicable pet fees. If you are considered a high risk tenant based off of prior rental history, no rental history, and or not enough significant income and will require a co-signer as your co-applicant your rental move in deposit may be: Security deposit, additional 1/2 security deposit, last month's rent, and any pro-rate rent for the remainder of that month, plus any applicable pet fees. This is based off of the Landlord's discretion. If moving into one of our properties as a lease with an option to purchase we will require the following: Option deposit, security deposit, and any pro-rate rent for the remainder of the month, plus any applicable pet fees.
- 8.) Automatic Decline: Falsification of application. If approved into our program and we find out after the fact you put falsifying information on your application that will be grounds for immediate termination of lease. Applications that have not been fully completed will not be processed until all documents are received.
- 9.) If more than one individual is interested in the same Property the following guidelines are used to select a tenant:  
Lease Option wins over Rental.  
No pets wins over a tenant with pets.  
Higher deposit wins over minimum deposit.

I hereby certify that I am not subject to registration under any provision of Article 6-C of the Correction Law of New York State, "Sex Offender Registration Act" or any equivalent federal registration law, the sex offender registration law of another state, or any similar law in any other equivalent federal registration law.

I warrant that all statements above are true and may be used by the landlord and managing agents in accepting or rejecting my application. The undersigned acknowledges that if misrepresentation is proven and a lease signed, the misrepresentation is a material breach of the lease and the landlord will have the right to terminate the lease.

Name (s):

Signature (s):