Application Requirements

Application

Each person over the age of 18 who will be living in the home must complete an application. Applications are completed via an online link. In order to qualify, each person must meet or exceed the minimum standards for qualification. Incomplete applications will not be processed. Applications containing false information will be immediately disqualified. Processing the application will include direct contact with employers, current landlord, previous landlords, friends, personal and professional references, law enforcement agencies, government agencies, consumer reporting agencies, public records, eviction records, and any other sources that may be deemed necessary.

Application fee and deposit

Each application fee is $29.00 (plus tax). Application fees are non-refundable and are paid online when completing the application.

Upon application acceptance, the full deposit amount is due in order to hold the unit. There are no exceptions. The rental unit will be granted to the first accepted applicant who pays the deposit in full.

Move in Requirements

Before occupancy will be granted, Prospective Tenant must pay one month's rent and any other additional deposits and fees, and a lease must be executed and signed by all parties. The maximum time a rental will be held from date of acceptance to lease start date is two weeks.

Minimum Qualification Standards

Applicants who do not meet or exceed minimum screening standards will not be approved.

Applicant must complete the application **in full** and have a valid social security number.

Applicant's monthly household income must exceed *3 times* the monthly rent. **All income must be from a verifiable source and verification documents must be uploaded when submitting application. Payroll verification documents must consist of pay stubs from the last three payrolls.**

A copy of a **valid form of photo identification** must be submitted when submitting application. It must be emailed to jandoproperties@yahoo.com

Applicant must receive GOOD references from all current and previous landlords for the previous 2 years at minimum.

Applicant must receive GOOD references from all current and previous employers for the previous 2 years at minimum.

Applicant must receive GOOD references from all personal references. A minimum of 2 personal references must be listed.

Applicant may not have any evictions or unpaid judgments from previous landlords.

Applicant must exhibit a responsible financial life.

A background check will be conducted on all applicants over 18. Applicant's background must exhibit a pattern of responsibility. We look for a clear criminal background. Any applicant with a felony can be denied.

In the event of multiple applicants, tenancy will be granted to the most qualified, based on the above criteria.

Property requirements

Occupancy is limited to 2 people per bedroom

Pet allowed on a case-by-case basis for rental property with an additional $50/month fee. Breed restrictions and weight limits do apply.

No smoking is allowed in rental unit

Requirements for application to be processed

Inquirer must contact the office via phone to set up a walk-through appointment. Property showings are subject to schedule availability. Application must be completed in full along with verification documents for income and a copy of a valid form of identification sent via email. Payroll verification documents must consist of pay stubs from the last three payrolls.

Let us know if you have any questions!