RESIDENT SELECTION CRITERIA

1.  All individuals 18 years of age or older must submit a complete, signed, dated application and pay the $65.00 per person application fee.  Application Fees are NON REFUNDABLE.  Applications are done online and require a photo ID issued by the government.  The HOA (if applicable) may also require a separate application and fee.   If a guarantor is deemed necessary - guarantor must also make application in the same manner.

2.  Applicants must provide proof of combined gross income at a minimum of 3 times the amount of the monthly rent. We reserve the right to accept or not accept co-signers/guarantors with a possibility of additional security deposit. Landlord/mgmt. may require each individual non-married couple to make 3 times the rent.

3.  Credit History and or Civil Court Records must not contain Eviction Filings, Landlord debt, Judgments or Bankruptcies.  (Bankruptcy must be fully discharged)

4.  Our reporting includes a full Criminal Background check to verify all information received on each application.  Criminal background reports must contain no report of dealing, selling or manufacturing drugs, to include Felonies or Misdemeanor offenses regarding illegal drugs or crimes against persons or property. We can not supply a copy of the credit report or advise of its contents, if denied, you will receive an adverse action letter outlining additional information.

5.  Self Employed applicants are required to produce 2 years of tax returns or 1099's.  Non-employed applicants are required to provide proof of income in the form of government letters showing monthly income.

6.  Previous rental history reports from landlords must reflect timely payments, sufficient notice of intent to vacate, no complaints regarding noise, violations, disturbances or illegal activities, and no damage to unit or failure to leave the property clean at the time of lease termination.

7.  A pet is only allowed with owner approval and a nonrefundable pet fee and/or pet deposit as an additional security deposit. This will solely be a landlord's decision.  Landlord will not accept any aggressive breeds.  Some HOA's will also have their specific rules on pets. An exception of service animals, of which you must provide a Certificate of Medical necessity, is required for service animals and fees/deposits are waived in this case as a service animal is not considered a pet.

8.  Approved applicants will be required to pay a security deposit at the time of lease approval with a minimum of 1 month's rent unless otherwise stated.  We reserve the right to require a higher security deposit and or additional prepaid rent if Landlord determines.

9.  Current occupancy standards are a maximum of two (2) persons per bedroom with HUD standards/guidelines.

10.  Once an application is approved, the security deposit will be charged and until paid, the property will remain on the market. Once the deposit is paid applicant agrees to execute a lease within forty-eight (48) hours of notification of approval, or your application will be automatically rejected and you will forfeit any monies deposited.  If applicant does not take occupancy as agreed, all deposits made on said property will be retained by the Landlord as liquidated damages.  Applicant understands and agrees,  that if the property is occupied at the time the lease is signed, they agree to hold Marti Purdy Properties, Inc. and the Owner harmless, and waive any claim for costs/damages if the occupant fails to move out of the premises as promised by the Tenant.

11. The following advance payments are commonly due prior to move in: ( A) first month's rent, (B) security deposit.  We reserve the right to request Additional Security Deposit and/or Last Month rent.

12.  We will report delinquent payments or other events of noncompliance with the lease to one or more credit bureau.