



Welcome

Thank you for applying. A completed application will contain the following:

Required Pet Screening Profile - [CLICK HERE PET PROFILE](#)

- Even if you have no animals, click and state that on the form.
- Once complete, return to this page and continue application.
- **REQUIRED BY ALL APPLICANTS**

\$55 application fee for each applicant/occupant 18 or older.

- All Application fees are non-refundable.
- Primary occupant will be prompted to invite all other occupants via email.

Some key Qualifying Criteria and other considerations are:

1. **APPLICATION** - An application must be completed and signed by each individual 18 years or older applying for residency. Omissions and false information may be grounds for application denial. A non-refundable application fee per person is required for processing and reviewing applications. All application fees must be paid before an application is processed for approval.
2. **IDENTIFICATION** – A copy of your driver’s license, state picture I. D., Visa or Passport will be required.
3. **RESIDENCE HISTORY** – At least two (2) years of verifiable rental history required. Any unpaid rental collections, evictions, property damage beyond normal wear and tear, or refusal to re-rent by previous landlords may be grounds for denial.
4. **INCOME REQUIREMENT** – Applicants may be denied if income does not exceed 3 times the amount of the monthly rent.
2 years of employment and income must be verifiable from an unbiased source (i.e. paystubs from employer, and tax returns). Unemployment compensation, alimony and child support will not be considered income unless you can show a valid court order that requires payments to be made and a proven history of consistently receiving payments. If applicant is self-employed, applicant must submit CPA prepared tax statement or tax return, and last 12 months bank statements that clearly show Applicant’s income available for personal expenses. Employment history must be verifiable for minimum of 2 years w/ employer.
5. **CREDIT** – A credit check will be performed and used for approval. Your credit report must show trade lines demonstrating your ability to meet your financial obligations. Applications may be rejected for unpaid collections or judgments, amount owed on delinquent accounts, amount past due on accounts, number of accounts delinquent, history of debt “write-offs”, too few accounts rated “current”.

6. **CRIMINAL HISTORY** – A criminal background check will be performed and used for approval for any applicants/occupants over 18 or older. We will conduct individualized assessments that take into account mitigating factors, such as facts & circumstances surrounding the criminal conduct, age at time of conduct, evidence of good tenancy before and after conduct, nature & severity of conviction and the amount of time that has passed since the conviction. Criminal history which indicates that an applicant's tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy could result in substantial physical damage to the property of the owner or others will result in rejection of the application.
7. **AGENCY DISCLOSURE** - iHeart Property Management LLC agents are acting as agents for the landlord and do not represent prospective tenants. Although iHeart Property Management LLC agents show "for lease" properties to prospective tenants, they are not acting as tenant representatives.
8. **iHeart Property Management LLC reserves the right** to reject any application due to any one of or a combination of the following, without limitation:
 9. False or insufficient application information
 10. Insufficient credit
 11. Credit showing delinquent accounts with collection balances due
 12. Foreclosures, bankruptcies
 13. Liens against the applicant for taxes or child support
 14. Judgments against the applicant and/or evictions
 15. Property damage
 16. Rental history showing excessive late payments, NSF checks, property damage, lease violations.
 17. Income shortages less than the required 3x times monthly rent.
 18. Conviction of illegal manufacture and distribution of a controlled substance.
 19. iHeart Property Management LLC standard residential qualifying criteria requirements are subject to change from time to time without notice.

Entering your email is acknowledgement and indicates that you have had the opportunity to review the landlord's tenant selection criteria. If you do not meet the selection criteria or provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded. You will be required to set up an electronic signature to e-sign documents within the application

We would like you to know before you apply:

1. iHeart Property Management LLC conducts periodic inspection surveys of the property with interior pictures and sends the reports to the owner. If this is going to be a problem for you please do not apply for one of our properties
2. The lease agreement gives iHeart Property Management LLC authorization to place a keybox on the property and to market and show the property for rent last 30 days of the lease agreement. If this is going to be a problem for you please do not apply for one of our properties.
3. A tenant fee is charged monthly for amenities which include portal access for payments and communication, HVAC filters and other benefits
4. An onboarding fee is charged one-time for move-in/move-out activities to document condition and ensure fair disposition of your security deposit.
5. You will agree to be responsible for seasonal HVAC cleaning, maintenance, and safety checks which are available for \$45 twice a year.
6. You will agree to "weed and feed" your lawn each spring.

ENTER EMAIL AND CONTINUE TO REVIEW AND SIGN FULL RENTAL CRITERIA REQUIREMENTS

- For technical assistance call ACUTRAQ @ 479-439-9174 or email support@acutraq.com
- For property information call iHeart Property Management LLC @ (210) 365-8024

Powered by [ACUTRAQ](#)

Please enter your email to continue: *

Continue

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