



RENTAL APPLICATION GUIDELINES Legendary

Sales Inc is committed to complying with all applicable laws, including Fair Housing laws, and prohibit discrimination based on color, race, religion, gender, marital status, national origin or ancestry, physical or mental disability, medical conditions, sexual orientation, age or any other consideration made unlawful by federal, state or local laws.

1. **APPLICATION**- An application must be completed and signed by each individual over 18 years of age applying for residency. Omissions and false information may be grounds for application denial. **We do not accept co-signers.** Completed applications are reviewed in the order in which they are received into our office. All applicants are judged by the same standards and on a first come first served basis.

A non-refundable application fee of \$50 per person is required for processing and reviewing applications. All deposits and application fees must be paid before an application is processed for approval. All application fees must be paid with certified funds. Cash and personal checks will not be accepted.

1. **IDENTIFICATION** – A copy of a government issued I.D. must accompany all applications.
2. **RENTAL HISTORY** – All rental history must be verifiable for the past 2-5 years. The following are examples of reasons your application may be denied: Unpaid rental collections, evictions, property damage beyond normal wear and tear, illegal activity on premises or refusal to re-rent by previous landlord. **All prior landlords phone numbers must be provided.** Rental history cannot be from a relative. Base housing rental history will be accepted.
3. **INCOME REQUIREMENT** – Verifiable income must exceed 3 times the amount of the monthly rent. Applicants must provide the past 2 months pay stubs. If self employed, applicant must submit W2 or last 12 months bank statements. **Current employers will be contacted.**
4. **CREDIT** – A credit check will be performed and used for approval. Applications will be rejected for unpaid collections or judgments. Bankruptcy within the last 12-24 months may be grounds for denial of your application. Outstanding debt to any property management company or landlord will result in denial.
5. **CRIMINAL HISTORY** – The following offenses are cause for automatic rejection: arson or destruction of property, indecency with a child, lewd behavior, murder, rape, organized crime, sale /manufacture of drugs, stalking, kidnapping, burglary, manslaughter, molestation, prostitution, robbery, sex crimes, and terrorism. We will not rent to anyone who has been convicted of a felony, a history of drug abuse or anyone required to register as a sex offender. All other offenses will be considered on a case-by-case basis, final decision will be at the landlord and property managers discretion.
6. **SMOKING POLICY** – No smoking permitted within any home or garage.
7. **PET POLICY** – Policy on pets will vary from home to home based on the property owner's requirements. When pets are permitted there may be restrictions on the size and breed of the animal. No aggressive or mixed breed dogs are allowed; Pit bull, Doberman, Rottweiler, Akita, Chow, etc. All permitted pets will require a minimum \$200 pet fee plus a \$200 pet deposit with a signed pet agreement. Pet policies are strictly enforced; any breach of this policy will be grounds for immediate termination of your lease. The property manager requires all applicants bring all pets into the office for a photo. No more than 2 pets per household. All vaccinations must be current in accordance with all cities guidelines. All criteria are subject to change at the Owner's discretion and without notice.

STATEMENT OF UNDERSTANDING AND ACKNOWLEDGEMENT OF RECEIPT Signing this acknowledgment 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. Selection criteria may include factors such as criminal history, credit history, current income and rental history.

Applicant _____ Date _____

Applicant _____ Date _____