



APPLICATION FEE: Have a credit card ready before you start the application.

PETS & SMOKING: If you have a pet or smoke, do not apply until you have verified with Rental Success® that the property you are applying for will allow smoking and/or pet(s).

RENTERS INSURANCE: All residents are required to maintain, at their expense, renters insurance. Renters insurance is typically inexpensive, benefits you and may be obtained from any insurance company.

HOLDING A PROPERTY: A property will be held only after a lease is fully executed and the security deposit is paid in full. A property may only be held for a maximum of two weeks without rent.

SECURITY DEPOSITS: Security deposits must be paid in full immediately after a lease is executed. Security deposits may not be paid in payments.

OCCUPANCY: Maximum occupancy is two persons per bedroom.

WHO MUST APPLY: A separate rental application must be fully completed and a separate application fee must be paid by each and every person age 18 and over that will live in the rental home - even if they are not signing the lease.

TENANT AGENTS: If a REALTOR® or rental locator is representing you be aware they do not represent the property you are applying for. Verify anything you have been promised by your agent with Rental Success® before applying.

QUALIFYING CRITERIA

Each applicant must provide a government photo identification. You will have the opportunity to attach an image of your identification to the online application.

Each applicant must have at least one year continuous, verifiable employment.

The total combined monthly income of all applicants that will be signing the lease must be at least two and one half times the monthly rent amount. You will have the opportunity to attach a paycheck stub to the online application.

Applicant(s) will be automatically denied for any of the following reasons: falsification of application by any applicant, incomplete application by any applicant, insufficient income, criminal conviction of a violent or sex crime committed by the applicant or their dependent(s), illegal drug use by the applicant or their dependent(s), documented unruly or destructive behavior by the applicant or their dependent(s), having an Experian FICO® score of less than 560, or having bad rental history. Bad rental history includes non-payment of rent, late rent payment, lease violations, eviction, poor housekeeping, frequent noise or disturbance complaints, and any continued action or inaction that resulted in an annoyance to a landlord, neighbor or neighborhood.

IF DENIED: Sometimes we are able to work with automatically denied applicants, other times we are not. Rental Success® abides by all equal opportunity and fair housing laws that govern the specific property you are applying for.