

TERMS AND CONDITIONS OF LEASING

Application Fee \$55.00

WHAT YOU NEED TO KNOW BEFORE APPLYING-

 APPLICATION FEE, VALID FORM OF IDENTIFICATION, AND COMPLETED APPLICATION MUST ALL BE SUBMITTED FOR CONSIDERATION OF TENANCY.

Rivertowne Rentals complies with the laws related to Equal Housing. Race, color, religion, national origin, sex, age, disability, marital status, or familial status are not considered when approving or denying applicants.

All information on the application must be truthful and accurate.

- A valid Government issued ID is required.
- All fees are non-refundable once processed
- If more than one adult is on the lease as an occupant or co-signer, additional application fees may apply
- Cost is \$55 per Applicant (Non-Refundable)
- Applications are processed in the order they are received.
- Multiple Applications may be submitted for a property and the best Tenant Candidate will be chosen based on credit worthiness, background information, rental history, and income.
- As a representative of the property owner, Rivertowne Rentals must act in their best interests and lease to the most qualified applicant.
- The timing of the submission of the application is not relevant to the final decision about Tenancy.
- Please be patient while we process your application and verify your application accuracy.

Oualifications

- Rivertowne Rentals verifies your occupation as well as, rental and ownership history.
- Applicants must have positive record of on time payments, lease/mortgage fulfillments, and no outstanding or extensive damage claims by previous landlords.
- Pets For rentals that allow pets screening the pet(s). is a part of the application process and a fee may be involved.
- Related to PENALTIES FOR COMMITTING ANIMAL ASSISTANCE FRAUD, Please be aware of your state's statutes or local ordinances, if any, for potential animal assistance fraud criminal offenses

Why We May Deny Your Application:

- Outstanding debt to a previous landlord.
- Certain Felony convictions
- Currently on the Sex Offenders Registry.
- Negative Reference from previous Landlord.
- Poor Credit History Applicants must have a minimum credit score of 650 with no judgements, collections, or charge off accounts within the past 12 months.
- Credit rating that does not demonstrate the ability to make payments as required by the lease. (Exceptions may be considered for extenuating circumstances)
- Failure to provide proof of income in a form acceptable to satisfy the requirements of the
 application. The amount of monthly rent must not exceed 1/3 of your gross monthly income
 (before taxes). Acceptable forms of income verification may include 2 month's of pay stubs, a
 letter from your employer on company letterhead, Social Security, SSI, and/or most recent W-2
 form. For self-employed applicants, certified verification from the applicant's accountant, bank,
 or tax return.

Co-Signers:

- A qualified Co-Signer may be accepted if the owner allows and if you do not have a negative rental history.
- The Co-Signer will be fully responsible for the lease if the Tenant(s) defaults.

RENTER'S INSURANCE IS MANDATORY:

All residents are required to provide and maintain the following required insurance coverage for the term and duration of the lease agreement:

\$100,000 Limit of Liability for Tenant's legal liability for damage to the landlord's property for no less than the following cause of loss: fire, smoke, explosion, water damage, backup or overflow of sewer, drain or sump, falling objects, riot or civil commotion. Rivertowne Rentals LLC must be listed as additional interest. Please consult your insurance agent for any additional coverages you may wish to purchase. Proof of insurance is required prior to taking possession of the property.

LEASE Approval:

- Lease must be signed and fully executed.
- Security Deposit must be paid by secured funds: cashier's check, money order, or credit card (with a 3.25% convenience fee).
- Tenant must open available utility accounts and have functioning utilities for the leased property (water, sewer, gas, and electric) in the Tenant's name(s) within 24 hours of occupancy.

• .