



**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.
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