



The Rental Experts

TENANT CRITERIA

- All funds paid during the application process must be in **CERTIFIED FUNDS ONLY**
- All applicants 18 or older must complete an application and pay the **\$75 non-refundable** application fee
- A deposit equal to one month's rent is required to take a property off the market while your application is being processed, otherwise Realty Unlimited, Inc. will continue to accept applications and should an application be submitted with a deposit, prior to completion of processing your application, the new application will become the primary application
- **Criteria**
 - 40% of gross **monthly income** determines the rental rate an applicant will qualify for (ie: monthly gross income is \$2000 x 40% = qualify for an \$800/month rental). All income must be verifiable
 - Two (2) years of satisfactory **landlord references**
 - Two (2) years of **job references (unemployed applicants, if approved, will be required to pay a minimum of three months in advance in addition to all other required fees)**
 - **Credit** score of 600 or higher*; criminal background and eviction check (Your application will be denied if you've had a felony within the past 7 years; Your application may also be denied for a felony and or misdemeanor conviction or adjudication withheld for drug related, sex related, murder related or any crime against a person or property or arson related crimes for any length of time).
 - **Bankruptcy** – your bankruptcy must be finalized and your credit must be reestablished since the bankruptcy
 - **Co-signers** may be accepted at the manager's discretion. The co-signer must own property locally and will be required to meet the above criteria.

*A score of less than \$600 does not mean your application will be denied. An owner may approve your application with **additional funds due**.

- **Self employed** applicants – must provide two (2) years of tax returns as proof of income
- Valid **Photo ID** is required
- **NO** pets (with the exception of medically necessary) are permitted without specific permission from Realty Unlimited, Inc. and a \$250/pet non-refundable pet fee for the first pet and \$200 for each additional pet. Some properties may require a higher fee. We are unable to accept the following pets: **Akita, American Bulldog, Pit Bull Terrier, American Staffordshire Terrier, Beauceron, Belgian Malinois, Catahoula Leopard, Caucasian Shepherd, Chow Chow, Doberman-Pinscher, German Shepherd, Great Dane, Mastiff, Presa Canario, Rottweiler, or Wolf (including wolf hybrid)**. Violation of this policy will constitute a violation of the lease terms and be grounds for immediate termination of your lease. We reserve the right to request veterinarian proof of dog's breed/mix. **A picture of your pet MUST be submitted with your application**
- If applicable, applicant agrees to complete any and all homeowner's/condo association applications and pay the appropriate fees. Applicant understands and agrees that occupancy **WILL NOT** be permitted until the HOA has completed their process.
- Current occupancy standards are two (2) persons per bedroom, except infants under 4 years of age. Some city, county and associations prohibit more than two (2) unrelated adults from residing in the same dwelling. Therefore, Realty Unlimited, Inc. also prohibits the rental of a property to more than two (2) unrelated adults.

THE RENTAL PROCESS

Realty Unlimited, Inc/GMAC Real Estate does business in accordance with the Federal Fair Housing Laws. "We are pledged to the letter and spirit of the U.S. Policy for the Achievement of Equal Housing Opportunity throughout the Nation. We encourage, support and uphold the Equal House Opportunity program in which there are no barriers to obtaining housing because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin"

You may preview any of our available rentals for FREE! Our leasing consultants will be happy to show you our selection of available rental properties at NO CHARGE TO YOU! We lease a variety of property types, from single-family homes to condos and apartments, annually or seasonally. Simply call our office for a showing appointment at 772-340-4622

- An application will normally take between 24-72 business hours for processing. Unforeseen circumstances may require some applications to take longer. Your rental agent should keep you advised as to the status
- If your move in date exceeds a two (2) week period, you may be required to sign the lease and pay all funds required for move in immediately upon approval of your application

Once your application has been approved, should you fail to enter into the lease or refuse to take possession of the property ALL funds received shall be FORFEITED as liquidated damages.

- Our standard LEASE TERM is for one year (in some cases may be 11 month's and days depending on your move in date). Should you require a lease term of less than one (1) year, please advise your rental agent. The owner of the property must be contacted for approval. Please note: rentals for a period of six (6) months' or less are subject to sales tax and must be collected in accordance with the rate in the county in which the property is located.

Regardless of the occupancy date, Realty Unlimited, Inc. will ALWAYS collect a full month's rent and the pro-rated rent will be calculated for the second month of occupancy and will be due and payable on the 1st of the month in which it is due.

All applicants must see the property prior to completing an application. Applicant agrees the property is being accepted in AS IS condition prior to an application being accepted, except where there is a written agreement for landlord approved maintenance and repair items. VERBAL representations are non-binding.

Once your application is approved, all funds collected are non-refundable.

I affirm that all information given on the application is true, accurate, complete and correct and agree if this is not so, my application may be denied or my lease will be held in default and I could be subject to eviction.

Applicant's Signature _____ Date _____

Rental Associate _____ Date _____