



## Rental Criteria

We offer the following information so that all applicants will have available to them the rental qualifying policies of NextHome Endless Summer. Although we have attempted to make this document easy to read and understandable, by its nature as a statement of policy, it includes formal language and legal terms. If you have any questions about our policies or about the information in this document, please contact any member of our management team.

Prior to submitting an application for processing, all applicants must view the interior of the property. All applicants accept the property in AS-IS condition.

"We are committed to upholding the U.S. Policy for the Achievement of Equal Housing Opportunity in both letter and spirit. Our company advocates for and actively supports programs that strive to eliminate all barriers to housing access, regardless of one's race, color, religion, gender (sex), sexual orientation, national origin, age, familial status, or disability."

### Occupancy Policy:

- Maximum allowable occupancy is based on the number of bedrooms, layout, and size, following federal, state and local occupancy codes.

### General Requirements:

- Each person eighteen (18) years of age or older MUST complete the application process and meet the rental requirements.
- State or federally issued photo identification and social security validation will be required.
- A complete and accurate rental application is required. (Incomplete rental applications will be returned to applicant).
- Inaccurate or falsified information will be grounds for denial.

### Credit Requirements:

- Credit history in good standing is generally required. Applications are processed through Buildium screening, which evaluates Income and Assets, Past Due Amounts, and a credit score-including the factors affecting the score. It also includes a Summary of Accounts, and a breakdown of Accounts with a history of late payments. Buildium generates an AI Score which could result in an additional deposit.
- Chapter 13 and 7 bankruptcy at time of Application is grounds for denial.
- Prior evictions between 4 and 7 years old are subject to a double deposit. Evictions over 7 years are forgiven.
- Applicants with no credit history may be subject to a security deposit equal to 2 months rent.
- ***Tenant Screening is only available for applicants with a valid Social Security Number***

### Income Requirements:

- Gross monthly household income must be 3 times the stated monthly rent.
- Acceptable proof of income are: Pay stubs (last 3 months), LES, W2, retirement statements, or court decrees on child support or alimony. Bank statements considered if pay stubs not received due to being a 1099 employee (last 6 months).

**Rental History Requirements:**

- 12 months of positive contractual history from a third-party reference will be required within two years from the date of application.
- If the applicant has less than 12 months of favorable rental history from a third party, a Guarantor or additional deposit may be required.
- Home ownership will be verified. Mortgage payments must reflect positive payment history of 12 months. Foreclosures will be considered.
- Poor Rental history or any outstanding debt to any rental community is grounds for denial.

**Criminal Background Search:**

- Applicants may be denied occupancy for criminal conviction history of violent crimes against a person for which adjudication was withheld or person was found guilty, sexual related offense or other serious crimes committed by any applicant or by any other occupants who live in or plan to live in the dwelling.

**Roommates:**

- To be determined by property on how income is handled.

**Pet Information:**

- Breed restrictions: Acceptable breeds and acceptance are subject to the individual rental property. Please contact the office with any questions. Maximum number of pets is 2 per dwelling.
- Non-Refundable pet fee of \$250.00 for each pet.
- \$25.00 per pet, monthly pet rent.
- All Dogs and Cats must be registered with the city, and you must be able to provide all vaccination and rabies certificates.

**Fees:**

Fees due at time of Application. PLEASE NOTE APPLICATION FEES ARE NON-REFUNDABLE.

- Application Fee: \$55.00 per person over 18 years of age

Fees due upon completion of approved Application.

- Administration Fee: \$150.00
- Security Deposit of one months rent with approved credit
- Pet Fee of \$250 per pet, if applicable
- Prorated rent, pet rent and Resident Benefit Package to be determined based on move in date
- Next full months rent if moving in on the 15<sup>th</sup> or later of any month

**EARLY TERMINATION:**

If applicant has already signed the lease and submitted the security deposit, they may terminate the lease after meeting the following stipulations: i. Giving written notice to the Property Manager, and providing reason for termination. ii. If termination is within 14 days of the lease signing, the applicant must give the Landlord an amount of money equal to the security deposit. If the termination is more than 14 days after the lease was signed, the applicant must give the Landlord an amount of money equal to the security deposit AND one month's rent. This provision applies only to those tenants who have NOT taken possession of the rental property.