



Lease Requirements and Information

READ ALL OF THE FOLLOWING BEFORE YOU BEGIN YOUR APPLICATION!

1. Application Processing and Time Frame: Processing an application normally takes between 1-2 business days once the application is submitted and complete with all supporting documents. In some cases, approval of homeowner associations, condo associations, homeowners, or unforeseen circumstances may require some applications to take longer. You will be contacted immediately upon determination of approval or denial.
2. Everyone 18 years or older MUST fill out an application (this includes spouses, parents, grandparents, siblings, adult children 18 or older, etc.), even if they will not be financially responsible.
3. Employment History: A minimum of 2 years of employment history, or a co-signer that meets criteria.
4. Photo Identification: All applicants must provide a valid driver's license or other state or federally approved photo I.D.
5. Rental History: A minimum of two years of residential history is required. Rental history must be rated satisfactory or better, with no record of evictions. We reserve the right to require a co-signer/guarantor and/or a higher security deposit. Co-signers are accepted at the property owner's discretion only and must meet all requirements.
6. Credit check: A credit report will be processed for each applicant.
7. Background check requirements: No felony convictions of illegal manufacture or distribution of a controlled substance within the last 5 years. We will conduct individualized assessments that consider mitigating factors such as facts and circumstances surrounding the criminal conduct, age at the time of conduct, evidence of good tenancy before and after the conduct, nature and severity of the conviction, and the amount of time that has passed since the conviction. No sexual related offenses for any time-period.

8. Automatic Decline: Applicants will be automatically declined for the following: Anyone having been evicted and/or owing a debt to a prior Landlord. Dismissed or petitioned bankruptcy in the past 5 years. Falsification of your application

9. Fees:

- a. A NON-REFUNDABLE application fee of \$75 per adult (anyone 18 years or older) is required at the time of application submission. Regardless of that person's financial contribution to rent.
- b. We charge a mandatory \$100 lease origination fee, payable at move-in.
- c. All initial funds, (first month's rent and security deposit, application and leasing fees) must be paid by cashier's check or money order payable to "Nest Invest Properties" within 48-hours of an approved application or the property will not be held.

10. Financial Requirements and Information:

- a. Financially responsible parties must have monthly combined gross income of 3 times monthly rent (example: monthly rent is \$1500, income should be at least $\$1500 \times 3 = \4500). Incomes must be verifiable; the applicant must provide recent pay stubs.
- b. Self-employed applicants may be required to produce 2 years of signed tax returns or IRS 1099 forms.
- c. Security deposits are required for all properties and are normally equal to one month's rent. Security deposits are security for faithful performances by tenants of all terms, covenants, and conditions of the lease agreement and tenants may not dictate that the security deposit be used for any rent due. Unless claimed due to a breach of lease or damages, the security deposit is refundable when the resident moves out of the property at the expiration of the lease term. Be aware that there are instances in which the security deposit requirements will be increased based on the applicant's total application picture.

11. Pets:

- a. Please be sure that pets are allowed in your preferred property - noted in the property description or discussed with Property Manager. **NO REFUNDS** of application fees or third-party fees will be given. No pets (except approved

Service/Assistance Animals) of any kind are permitted without specific written permission of the Landlord, an addendum to the lease, a non-refundable pet fee, are required.

- b. Pet species other than dogs and cats, may include birds, guinea pigs, rabbits, hamsters, gerbils, and small reptiles and will be evaluated separately by Management. These approved 'other' animals will be limited to two (2) animals and must be added to the lease and approved by Management. These approved 'other' animals must be kept in a cage or terrarium and will be charged a one-time fee of \$100 to be paid at move-in. Fish are permitted and are not included in the pet fee requirements.
 - c. If fleas are present at the time of the move-out inspection, flea treatments for the interior of the home and the yard will be ordered and charged against your security deposit.
12. We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability or familial status.
13. Please note that we select the most qualified application and not the first application. Additionally, your application must be completed in its entirety to be considered.

Thank you for considering one of our rentals! Please let us know if you still have questions.