



APPLICATION REQUIREMENTS

- APPLICANT:** All persons 18 years and older are required to fill out an application.
- AGE:** Applicants must be at least 18 years old, or legally emancipated, or married to a person who is at least 18 years old or legally emancipated.
- HOUSEHOLD:** Household size limited to 2 persons per bedroom plus 1.
- INCOME:** Legal and verifiable household income of at least three times the monthly rental rate.
- EMPLOYMENT:** If employed for less than one year, we will also verify previous employment records. Self-employed persons will be required to submit their last two year's tax returns and up to 12 months recent bank statements.
- PREVIOUS RESIDENCE:** A payment history of not less than 2 years in a timely manner and favorable rental reference(s). Otherwise, a qualified co-signor may be required.
- RENT:** Rent is due and payable in full on the first of each month.
- CASH:** We do NOT accept cash for security deposits, rent, late rent fees, etc.
- PETS:** No dogs, cats, birds, reptiles, rodents, fish or other exotic animals are permitted unless authorized in writing by owner/management. Additional deposits are required based on the size and type of pet.
- FEES:** A non-refundable \$35 application fee must be submitted for each applicant, including co-signors; no exceptions.
- CREDIT STATUS:** We will access and verify your credit standing through a national credit reporting agency. Minimum 620 FICO credit score required. Application may be denied for any or all of the following reasons:
- 1) Furnishing false information on the application.
 - 2) Incomplete or unsigned rental application.
 - 3) Household income is insufficient to cover 3 times rent.
 - 4) Copy of driver's license or other valid photo identification not provided.
 - 5) Any current disputes with landlords or prior evictions in the last three years including outstanding balances due or unpaid judgments.
 - 6) Unfavorable rental references.
 - 7) Unverifiable employment or income.
 - 8) Open bankruptcy.
 - 9) Tax lien(s) or outstanding judgements.
 - 10) Expressing hostility or demonstrating abusive behavior or language with management staff during application processing.

I have read the foregoing and understand the terms of the application process. I hereby authorize to release information to Carmazzi Real Estate to verify my credit, rental and employment history.

Applicant Signature

Print Name

Date

Rental Premises Address: _____

Please sign and date this *Application Requirements* page and return it along with your Application to Rent, proof of income, copy of valid ID and \$35 application fee per applicant.