

## Rental Criteria

<p>(Applications are typically processed within 24-48 hours)</p> <p><b><u>Required Documents for Application</u></b></p> <ul style="list-style-type: none"> <li>• Each adult 18 &amp; above must submit their own application online &amp; pay the \$30.00 application fee.</li> <li>• Photo ID</li> <li>• Social Security Card</li> <li>• Most recent two paystubs</li> </ul>	<p><b><u>Income</u></b></p> <p>Income must be verifiable and be consistent for the past 6 months with no lapse.</p> <p>*Gross Income must be 3 times the rental amount to qualify.</p> <p>*Gross Income of 2 times the rental amount if <u>all utilities are paid</u> by the landlord.</p>
<p><i>If any rental reference indicates any history of bed bugs, tenant must provide written proof from a certified professional that they are currently bed bug free.</i></p>	<p><b><u>Evictions</u></b></p> <p>The most recent rental verification cannot be an eviction nor can you currently be in eviction. One previous eviction may be allowed as long as there were no damages.</p>
<p><b><u>Criminal Background</u></b></p> <p>Includes Convictions with guilty plea with reduced classifications <u>We will not approve an applicant that has an active warrant</u></p> <p><b>No time limit</b></p> <ul style="list-style-type: none"> <li>• Arson</li> <li>• Sex offenses</li> <li>• Meth Charges of any kind</li> </ul> <p><b>10 years (with no additional charges)</b></p> <ul style="list-style-type: none"> <li>• Murder related</li> <li>• Dealing/Distributing</li> <li>• Manufacturing</li> </ul> <p><b>5 years</b></p> <ul style="list-style-type: none"> <li>• No protective order against co-applicant</li> </ul>	<p><b><u>Cosigner Criteria</u></b></p> <ul style="list-style-type: none"> <li>• Same Background criteria as applicant</li> <li>• Same Eviction criteria as applicant</li> <li>• Must have garnishable income</li> <li>• Same income criteria as applicant</li> </ul> <p><i>*In order for co-signer to be removed from the lease, the remaining tenant must have 6 months on-time rent payments, qualify and be in good standing with Fetter Properties.*</i></p>
<p><b><u>Pet Policy</u></b></p> <ul style="list-style-type: none"> <li>• Maximum of 2 pets</li> <li>• 5% increase on rent <u>per pet</u></li> <li>• Restricted Breeds</li> <li>• \$200 non-refundable pet deposit <u>per pet</u></li> </ul>	

\*\*\*All application fees are non-refundable.