

Application Process & Screening Criteria

Welcome to Fetter Properties! Thank you for choosing to continue your search for a new home with us. We value your decision and look forward to assisting you throughout the process.

Fetter Properties Management has established application & screening policies to ensure equal treatment for all prospective applicants for all properties. FPM complies with all fair housing laws and does not discriminate on the basis of race, color, religion, national origin, sex, age, marital status, familial status, handicap, military status, sexual orientation, source of income or order of protection status.

There may already be applications submitted for this property at the time you submit your application. We cannot guarantee any property, although it may be available at the time we receive your application. Units are rented to the best-qualified applicant (not based on the order received) with the full security deposit paid. A security deposit will not be accepted until the rental application is approved.

GENERAL:

- Each adult (18 years and older) must submit their own application online.
- All applicants will be charged a \$40.00 rental application fee per adult (18 years and older).
- The rental application fee is NONREFUNDABLE.
- Incomplete applications will NOT be processed.
- There may already be applications submitted for this property at the time we receive your application. We cannot guarantee any unit, although it may be available at the time we receive your application. Units are rented to the best-qualified applicant (not based on the order received) with the full security deposit paid. A security deposit will not be accepted until the rental application is approved.
- Incomplete, inaccurate or falsified information on the application will be grounds for denial.

IDENTIFICATION: ALL applicants are required to provide:

1. A valid government issued photo identification.
2. Social security card.

INCOME REQUIREMENTS AND VERIFICATION

- Income must be three (3) times the monthly rent verifiable through employer pay stubs, tax returns and/or bank statements.
- Income must be consistent for the prior six months with no lapse.
- Transfers or relocations must have correspondence showing an accepted job offer.
- Applications will be denied if the legal source of income cannot be verified.
- A credit report will be obtained.

COSIGNER

If the applicant does not meet the income requirements, you may consider obtaining a cosigner. The co-signor will be required to:

- Meet the same income, background and eviction criteria as the applicant.
- Must have garnishable income.

In order for a cosigner to be removed from the lease, the remaining tenant must have six months on-time rent payments, qualify and be in good standing with Fetter Properties.

EMPLOYMENT

We require verifiable employment history for at least the past six months uninterrupted. You must be a permanent employee, not temporary or probationary. If you are self-employed, retired or not employed, we can accept documents such as signed tax forms, bank statements, etc., that provide proof of applicant's ability to pay the rent.

RESIDENCE HISTORY

Applicants are responsible for providing information including the names, addresses and phone numbers of prior landlords. Rental history must be from unbiased sources. Home ownership will be verified from a current credit report.

Verification of current and past residences include: Length of residency, rental amount, payment history, the absence or presence of complaints, the condition of the property upon vacating, the cost of damages incurred, and history of proper notice given regarding intent to move. A stable rental history is expected of all applicants.

EVICTIONS:

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. Any evictions over seven (7) years old will not count against the applicant as long as there have not been any additional evictions since, and any previous judgements have been paid in full.

***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.**

CREDIT REQUIREMENTS & HISTORY

We will obtain a copy of your credit report and credit score from an independent credit reporting agency.

CRIMINAL DATABASE CHECK

A criminal background check will be performed through third party to determine whether the applicant or any proposed tenant over the age of 18 has been convicted of, or pled guilty to or no-contest to, any crime, including convictions with guilty plea with reduced classifications. We will not approve an applicant that has an active warrant.

Criminal records must contain no convictions for felonies involving:

- Possession, manufacturing or distribution of methamphetamines
- Arson
- Sex crimes

Within 10 years – and with no additional charges – an applicant may be considered with the following:

- Murder related crimes.
- Dealing/Distributing
- Manufacturing

Within 5 years no applicant will be approved with a protective order against a co-applicant.

PET POLICY

Animal policies vary from one homeowner / landlord to another. Some do not permit animals (other than approved service / support animals) on the property, while others restrict type and/or size of allowable animals. Should the rental unit you are applying accept pets the following will apply:

- No more than two animals per household are permitted.
- No pets larger than 40 pounds at maturity.
- A \$200 nonrefundable pet fee per pet.
- Monthly pet rent equaling 5% of your monthly rent per pet.

***This is an overview and not a comprehensive pet policy. Please refer to our Pet Friendly Policy for more specifics.**