

SPRINGHILL PROPERTIES RENTAL CRITERIA

ALL APPLICANTS WILL BE APPROVED ON THE FOLLOWING BASIS:

- 1. Applicant(s) under 21 years of age may have to have a co-signer.**
- 2. The minimum income, (take home pay per month) requirement is normally 3 to 4 times the monthly rent. Example: if the rent is \$500.00, your take home pay will have to be \$1,500 to \$2,000. If your debt to income ratio is high, your income may have to be higher to qualify.**
- 3. Criminal background checks will be completed on everyone, 18 years or older, listed on the lease as an occupant. No one may live in suite without being listed on the lease as a lease holder or an occupant.**
- 4. Photo identification is required for all rental applicants.**
- 5. The Rental Applicant(s) must have favorable rental history, if the applicant has never rented before the acceptance or rejection will be based on the background and credit check.**
- 6. All units require a minimum of a 1 year lease.**
- 7. The maximum number of occupants per unit is 2 persons per bedroom.**
- 8. The rental Applicant(s) acknowledge that this owner and/or its agents will request further background information including but not limited to current or prior residency and employment as well as credit, criminal and eviction history. The applicant(s) release and holds harmless the owner, and its agents or supplier of such information from any such screening or other inquiry.**
- 9. You will be denied if you misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated.**
- 10. An application is required for every person over 18. The \$35.00 required application fee for each occupant over 18 is NON-REFUNDABLE. It must be paid before the application will be approved or denied.**
- 11. If approved a security deposit is required to be paid within 24 hours to hold the unit and to take it off the market. If it is not paid within 24 hours, the unit will be offered to the next interested party. The unit will not be held vacant for more than 14 days. If the applicant(s) decide not to rent for ANY reason or does not move in on the specified date this deposit is NON-REFUNDABLE.**
- 12. Upon move-in any unpaid balance must be paid in certified check or money order, or cash. Personal checks will not be accepted at the time of move-in under any circumstances.**
- 13. If the unit is no pets/smoking, your rental agreement will be terminated if not abided by.**
- 14. Section 8 tenants are accepted.**

Applicants _____
