

Qualifying Criteria

*Income must be at least three times the monthly rent. Must attach a current pay stub with the application for each applicant for proof of income. Self-employed need to have tax returns as proof income. Newly employed will need a co-signer.

*Must have good rental history/recommendation from previous landlord(s).

*No more than 2 people per bedroom (ie. 2 bedroom apt = 4 people)

*Students must have co-signer...for roommates each must have cosigner(s).

*Need application from every person over age 18 including co-signers.

DEPOSIT:

- A holding deposit of \$200 must be submitted with the application. If you qualify, the \$200 holding deposit goes towards your full deposit. If you do not qualify, \$200 will be refunded to you. This must be payable by money order or cashier's check only. Please make payable to Kaufmann Properties Escrow.
- If you decide not to rent the property the \$200 Holding Deposit is forfeited.
- Security Deposit is equal to one month's rent. Within 24 hours of approval the full security deposit and pet deposit if applicable needs to be paid in full with a cashier's check or money order made payable to Kaufmann Properties Escrow.
- Properties are not taken off the market until all applicants have return applications, co-signers applications (if applicable), required funds and documents to the office.

PETS:

*No more than 2 pets per apartment/house, pets must be less than 25 lbs and at least one year of age. Cannot have two dogs in one apartment/house may permit one dog and one cat or two cats. In houses we are less stringent with the weight limit, but we do have restrictions see property manager for details and approval. PETS ALSO REQUIRE A PET DEPOSIT equal to one month's rent PLUS \$25 per month per pet.

Other Requirements:

Utilities are the responsibility of the tenants. Proof of utilities must be given to the office prior to move in.

If you are renting one of our single-family homes you are responsible for the yard work etc.

Rental Insurance with a minimum of \$300,000 in coverage is required by each resident and the entity must be named as an additional insurer.

All residential leases expire May, June or July. No exceptions. We do not do short term leases. Residential leases are a one-year lease. Lease end date is stated on the website.

Evictions, Criminal history, Collections are all reasons for an application to be declined.