



# Renter FAQ's

559 W. Twincourt Trail, Suite 603, St. Augustine, FL 32095 • (904) 940-9990 • [www.igolfrealty.com](http://www.igolfrealty.com)

**Q: What are the minimum requirements to rent an iGolf Rental Property?**

A: All individuals over the age of 18 must submit an application, pay the application fee and submit a legible copy of a government issued photo ID.

**Q: Is my application fee refundable?**

A: Application fees are non-refundable once the application has been processed.

**Q: What parameters will be used in qualifying me for an iGolf Rental Property?**

A: We will conduct credit and background checks. Applicants must meet a minimum credit score unless special considerations are made with individual property owners.

**Q: Why does it ask for references on my rental application?**

A: We will check the previous residency of each applicant. We will attempt to obtain information regarding the last five years of residency. All information obtained concerning previous rental history must be satisfactory. There should be no prior records of evictions or any current collections.

**Q: Why does the rental application ask for my employment information?**

A: Verification of current employment and income verification is required before an applicant is approved. Combined gross monthly income must be at least three (3) times the monthly rent amount, and debt ratio may not exceed 35%. Income may be verified by current pay stubs, W-2, social security award letters, court decrees on child support or alimony. Bank statements may be acceptable for self-employed individuals.

**Q: How is my private information handled?**

A: All information collected for the processing of the application is considered confidential in nature and for Company use only. If information is missing, incorrect or unverifiable, this may be a basis for denial of the application.

**Q: What happens if multiple applicants apply for the same property?**

A: Normally, applications will be processed on a first come first service basis; however, due to our fiduciary relationship with the owner, if more than one application is submitted before approval can be achieved, we are required to select the applicant best suited for the owner's needs. The information that will be considered when choosing the best applicant for placement is the tenants' income and ability to pay rent, credit worthiness, pets, length of lease term requested, move in date, and monthly rent amount. In this situation only, those applicants not approved will be refunded their application fee only if they otherwise meet our requirements for leasing.

**Q: How much is the security deposit?**

A: The Security Deposit is typically 120% of the monthly rent. With an owners' approval, a higher deposit may be required for individuals not meeting one of the requirements.

**Q: What if I have a pet?**

A: The acceptance of pets is conditional on the Owners approval as well as homeowner's association guidelines. There will be an initial pet application fee. Once the application is approved there is typically a one-time non-refundable pet fee, per pet of \$300-\$500. Some Owners require higher pet fees. No additional animals will be permitted other than the pets listed on the lease and pet addendum.

**Q: What day is rent due?**

A: Rent is due on the first day of the month and considered late on the 5th of the month. Rent must be received by an IGR representative by the fourth day of the month to be considered timely, not simply postmarked by the fourth or placed in our rent box after hours.