



## **Rental Qualifications and Other Important Rental Terms:**

### **Rental Qualifications:**

**Application Fee:** \$20 per person which covers the cost of background and credit reports. The following will be reviewed:

**Criminal History:** The following are automatic denials: Violent Crimes & Sex Offenses. \*Other offenses may be discussed.

**Previous rental history:** Applicant shall have a minimum of 1 year's accumulated rental history or ownership of primary residence, in their own name.

\*If applicant has not rented before then applicant may get a cosigner or pay 3 times the regular deposit.

\*If applicant owes another property money, has been evicted, or has been foreclosed on the tenant will be required to pay 3 X the deposit.

**Current income:** Applicant shall be at the same job for 1 year or more and gross 3 times the rent. The job and income must be verifiable. \*If applicant does not meet the "1 year" but does have a job that grosses 3 times the rent – the applicant may get a cosigner or pay 3 months' rent at move in. \*If applicant does not meet "3 X Rent" requirement applicant will be required to have a cosigner or prepay the lease in full.

**Credit history:** Applicant shall have good or no credit. \*If applicant has a foreclosure, bankruptcy, or a repossession applicant will be required to pay 3 X the deposit. \*If the sum of the delinquent or charged off items equals \$2,500 or more than 3 times the deposit will be required.

**Failure to provide correct information:** If applicant fails to provide accurate information applicant will not be accepted.

### **Other Important Rental Information:**

**Pets:** Dogs/Cats allowed (Max of 2) with a \$100 refundable deposit and a \$100 nonrefundable deposit. Over three will be on a case by case basis. Given property insurance requirements concerns, the following dog breeds are not allowed: Pit Bulls or Pit Bull mixes, Doberman Pinscher, Rottweiler, Great Dane, Chow Chow, Bull Mastiff and Wolf Hybrids.

- a) If pet has history of damage deposit may be increased due to risk of pet. If pet has any history of violence they will not be accepted.
- b) If it is determined a pet is on the property without written approval and proper deposits, the charge is \$100 upfront and \$10 for each day until removed.

**Smoking:** is not allowed in any property. If it is deemed smoking has occurred within the home, the deposit may be forfeited.

**Exterior:** The exterior appearance should be kept nice and clean. No furniture, playsets, swings, etc. are to be placed in the front or side of the home. If there is a request for outside furniture, the owner must approve.

**Lease termination notice:** 60 Days prior. If the tenant chooses not to release, JackFerg Properties is allowed to prelease the property and start to show it to prospective tenants 45 days from lease expiration date

**Renters insurance** is encouraged with \$500,000 liability limit minimum with JackFerg Properties being listed as co-insurable. Please work with JackFerg Properties on this.

**Fees:**

**Transaction Fee:** If a credit card is used for online payment, the credit card transaction fee will be passed through to the tenant.

**Rent Late Charge:** \$25 initial and \$5 each additional day.

**Returned payments:** \$30

**Trip Charges:** \$50 if an appointment is set with the tenant to visit the property and JackFerg Properties is unable to access due to tenant not making it accessible.

**Subleases:** If a tenant is permitted through the landlord to assign or sublease the property, a one-time fee of 85% of one month's rent will be charged.