trend
PROPERTY MANAGEMENT

Lease Application Checklist

The following items are needed with every application.
1. Application Fee for each person 18 & over

2. Security Deposit equal to one month rent (minimum, possibility to be more if approved with conditions)

3. Copies of government issued valid Photo ID for each applicant 18 & over

4. Income – 2 months of Recent paystubs; or 3 months bank statements for self-employed applicants and two (2) years W2/1099 or tax returns; and/or Employment Letter and Contact. Gross monthly income of all tenants should be a combined minimum of 3x monthly rent * Guarantor/Co-Signer require gross income of 5x monthly rent, if applicable

5. Minimum of 3 years of residential history with landlord contact information (owner's and landlord will be verified via CAD public records system)

6. Credit Report check Criminal background check will be run

The following may result in an automatic application denial:

Felony conviction of violent or physical nature Registered sex offender or multiple offender

Previous eviction or breaking a lease

Credit score below 600

No dangerous breed animals will be accepted: Akita, Bull Dog, Beauceron, Belgian Malinois, Caucasian Mtn Dog, German Shepherd, Great Dane, Keeshond, Mastiff, Rhodesian Ridgeback, Pit Bulls, Staffordshire Terriers, Dobermans, Rottweiler, Chows, Wolf Hybrids or any similar breed or mixed breed. Further any Farm, Saddle, or Exotic Animal, or any Animal with Bite History will not be accepted