



## **RENTAL ACCEPTANCE CRITERIA & APPLICATION DISCLOSURES**

### **FAIR HOUSING STATEMENT**

Vintage Real Estate Services is a fair housing provider. We do not discriminate. No application will be denied on the basis of race, color, religion, creed, sex, sexual or affectional orientation, disability, familial status, marital status, national origin or ancestry, or any other specific classes protected by applicable laws.

### **BUSINESS RELATIONSHIP**

The relationship between a landlord and tenant is a business relationship. A courteous and businesslike attitude is required from both parties. Vintage Real Estate Services reserves the right to refuse rental to anyone who is verbally abusive, swears, is disrespectful, makes threats, is intoxicated, is argumentative, or in general displays an attitude at the time of the showing and application process that causes Vintage Real Estate Services to believe it would not have a positive business relationship.

### **APPLICATION REQUIREMENTS**

Your application must be filled out completely and accurately. An incomplete application may be rejected or not processed. Any misstatements or omissions made on your application, whether or not discovered before acceptance, are grounds for denial of an application and/or termination of an existing lease.

### **APPLICATION CRITERIA**

Applicants must have and show a government issued photo identification to verify the identity of the individual signing the application and lease. Applicants must have a valid Social Security Number to apply.

**Credit**– Applicants with less than a 700 FICO credit score are considered but may require higher advance funds prior to move-in.

- For joint applications the determination of the security deposit will be based on the lowest credit score.
- Applicants with a slow pay, tax lien, repossession, foreclosure, discharged personal bankruptcy, collections or less than good credit ratings may be considered with a required payment of additional security deposit.
- Applicants will not be accepted for the following derogatory credit records: eviction and/or moneys owed to an apartment or landlord, active bankruptcy.
- Applicants FICO credit score must be greater than 550.
- Applicants with a FICO credit score of less than 550 WILL NOT be considered for any rental property.
- For joint applications, at least one applicant must meet the minimum FICO credit score requirements; in such cases determination will be made by the office and placement is not guaranteed.
- All of our tenants are required to obtain rent coverage from The Guarantors. Coverages are for 1 to 6 month rent coverage depending on your credit worthiness. This coverage amount varies depending on application approval by Vintage Real Estate Services.

**Criminal**– Criminal records must contain no convictions for felonies for crimes within the past seven (7) years involving violence against persons, damage or destruction of property, manufacture or distribution of controlled substances and no sexual offenses ever.

- Depending upon the nature, severity and age of the conviction, the application may be rejected. A felony count within the past seven (7) years may be grounds for rejection.
- Registered sex offenders will be disqualified for life.

**Residency**– Applicants must have three (3) years of verifiable resident history.

- Previous rental history reports from landlords must reflect timely payment, no NSF checks, sufficient notice

of intent to vacate, no complaints of noise or disturbance, and no damage to unit at time of termination.

- Relatives are not acceptable rental references.
- Daytime phone numbers are needed for rental references.
- Any eviction filed against you within the last seven (7) years may be grounds for rejection.

**Income** – Applicants must have at least three (3) years of employment history. Supporting documentation is required.

- A total combined gross monthly income from all sources must be at least two and a half (2 ½) times the amount of the monthly rent in order to be approved.
- Applicants must have current, consistent, and verifiable employment of at least six (6) months. Applicant to provide verification from employer or copies of at least three (3) current consecutive pay stubs.
- Self-employed applicants must provide the following:
  - Previous two (2) years tax statements and previous three (3) months company bank statements.
- Retired applicants must provide the following:
  - Previous three (3) months bank statements indicating the monthly direct deposit OR
  - Provide the documentation indicating monthly income, i.e. government letter of social security, disability income, or retirement (i.e. welfare, child support, alimony, etc.).

**Vehicles** – No more than two (2) vehicles per household will be allowed without the landlord's written consent.

**Occupancy Limit** – Two (2) persons per bedroom plus one additional occupant is the occupancy standard.

**Smoking Policy** – All units are non-smoking unless otherwise stated in the lease.

**Pet Application** – **ALL** Applicants, regardless of whether or not they currently own a pet, must complete a profile with PetScreening.com prior to the issue of Lease/Rental Agreement. Acceptance of applicant is dependent upon completion.

- The following pets **WILL NOT** be accepted under any circumstances: Akita; American Pit Bull Terrier; American Staffordshire Terrier; Beauceron; Belgian Malinois; Belgian Tervuren; Bullmastiff; Ca de Bou; Cane Corso; Catahoula Leopard; Caucasian Shepherd; Chow; Doberman Pinscher; Dogo Argentino; German Shepherd; Presa Canario; Pit Bull; Rottweiler; Staffordshire Bull Terrier; Tosa Inu; Wolf; or Wolf Hybrid; or is any non-domestic, exotic, farm, riding or saddle animal; or any other breed or mixture thereof which Management decides not to approve.
- In the event that my pet causes damage or destruction to persons or property, I agree that all costs of said damage or destruction shall come out of our Security Deposit and/or Pet Fee. Should the Security Deposit or Pet Fee be insufficient to cover the cost of any pet damage or destruction, then I agree to be financially responsible for damages above and beyond the amount of my security deposit.
- If the pet becomes a nuisance or causes damage or destruction to the premises or otherwise violates the terms of this pet application, Management may terminate the pet's right of occupancy and/or my lease agreement subjecting me to eviction.

## **APPLICATION PROCESS**

By completing this application, you are affirming that the information is true, accurate, complete, and correct. If it is not so, this application may be denied and/or the lease be held in default, and you may become subject to eviction.

Payment of the application fee is required at the time you apply for the home. The application fee is \$95.00 per person and is non-refundable for any reason. One application per adult (18 or older) is required.

If this application is approved, a holding fee of 50% of one month's rent must be provided within 24 hours in order to hold the rental property.

A security deposit or surety bond and the required Rent Coverage policy must be provided within 2 business days.

After the holding fee has been received, if the applicant fails to enter into a Lease/Rental Agreement for any reason, the entire security deposit shall be forfeited.

## **ADDITIONAL PROCEDURES AND CRITERIA**

All persons leasing a rental property must be 18 years or older to sign a lease and all occupants 18 or older must submit an application. All applicants must provide a government issued identification card; if you are not a US Citizen, you will be asked for proof that you are lawfully in the USA.

**Payment of a non-refundable application fee \$95.00 per adult. If more than one application is submitted, the application that best matches the owner's requirements will be approved.**

Applicants must complete a screening application with PetScreening.com. This screening must be complete prior to acceptance and is for all applicants, including those without pets.

### **Subsidized Housing**

For any housing assistance programs/applicants, an executed HAP contact must be completed and executed prior to move in.

### **Reservation Deposit for Application Acceptance – Non-Refundable**

In order to secure the rental, a holding fee of 50% of one month's rent must be received within 24 hours of notice of acceptance.

After the holding fee has been received, if the applicant fails to enter into a Lease/Rental Agreement for any reason, the entire holding fee shall be forfeited.

Upon acceptance, the applicant must obtain renters insurance and provide proof of coverage prior to the lease being issued. For your convenience, Vintage Real Estate Services has partnered with the Guarantors and ePremium to provide a full coverage policy that meets all minimum requirements. Failure to maintain insurance may result in a default under the Lease and/or additional fees.

### **Typical Funds Due Before Move-in**

All move-in monies must be paid by certified funds. Move in monies are due 2 business days before moving into a rental property. They may include, but are not limited to: 1st Month Rent, Pro-Rated Rent, Security Deposit, a lease activation fee of \$125.00, \$49.95 for the Resident Benefit Package and if applicable a non-refundable pet fee of at least \$250.00. If a community association approval is required prior to occupancy, you will be asked to follow the application process of the community association. This includes paying any required application, gate, pool, deposit etc. fees due by the association. An executed acceptance notice is required prior to occupancy.

### **Typical Lease Obligations**

Typical lease obligations with Vintage Real Estate Services include, but are not limited to:

- Rents may be paid by:
  1. online at [vintagerealestate.net](http://vintagerealestate.net) through ACH
  2. using a Zego CashPay account, through the "Paylease Community" affiliates
  3. by mail with a personal check drawn on a U.S. bank account or money order. When mailing a payment to the office you should plan to mail it at least seven (7) business days prior to the rent due date to avoid late charges.
  
- There is a mandatory renewal lease fee of \$125.00.
- In addition to a non-refundable pet fee, Tenants with approved pets will be responsible for a monthly fee of \$25.00 per month for the first pet. Each additional pet will incur an additional pet charge of \$15.00 per month. There is a three (3) pet limit per property.
- Tenant will be responsible for all utilities unless otherwise specified in the lease.
- Tenant will be responsible for standard maintenance as defined in the Lease Agreement and all minor repairs up to \$200.00.
- Tenant will be enrolled in a mandatory Resident Benefit Package at a cost of \$49.95 per month.
- Tenant responsible for taking precautions to avoid mold and mildew conditions in the rental property.
- Tenant responsible for lawn, shrubs and plant bed care unless otherwise specified in the lease.
- Tenant responsible for pool care unless otherwise specified in the lease.

- Many of our homes are smart home enable and use a keyless locking system. This is provided by the management company and is included in the benefits package. Tenant is responsible for maintaining batteries and proper use of the devices. Should tenant damage locks or smart home system there is a \$750 fee to replace.

### **Additional Information**

**Disclosure 1:** Pursuant to Federal Fair Credit Reporting Act, 15, U.S.C. Section 1681, et seq., as amended by the Consumer Credit Reporting Reform Act of 1996 if the Owner denies you residency or asks for additional security deposit, advance rent or a co-signer based on the information obtained from this application you may request a copy of your credit report from the credit reporting agency within 60 days of your denied application for residency. An adverse action letter will contain numbers for the credit reporting source being used by Vintage Real Estate Services.

**Disclosure 2:** Pursuant to Florida law, the Florida Department of Law Enforcement (FDLE) is required to maintain a list of sexual predators and sex offenders to enable the public to request information about these individuals living in their communities. Tenants who deem this information material should contact FDLE toll free at 1-888-357-7332, via e-mail at [sexpred@fdle.state.fl.us](mailto:sexpred@fdle.state.fl.us), or via the internet at [www.fdle.state.fl.us/sexualpredators](http://www.fdle.state.fl.us/sexualpredators).

**Disclosure 3:** At some point in the lease application process, you may be provided with information regarding the school boundaries for a particular property. Due to school overcrowding in certain areas, school boundaries are subject to change. As a result, the information available to the Owner and the Realtor may not be accurate or current, even though it appears to be from a reliable source. If this information is important to you, contact the local school board directly to verify the correct school boundaries for the particular property you are intending to rent prior to signing a lease.

By signing this application you agree/affirm to have read the above information and that the information provided is true.

All applications are processed by Rental History Reports. Please direct all inquiries regarding your file to the following address:

**Rental History Reports** 701 5<sup>th</sup> Street South Hopkins, MN  
55343 Telephone (952) 545-3953 or (888) 389-4023  
[www.RentalHistoryReports.com/Applicant](http://www.RentalHistoryReports.com/Applicant)