



Application guidelines, fees, and regulations

Please be sure to complete the entire application, and include the \$35.00 application fee for each adult, and return to the office. Applications are processed as quickly as possible, but understand that any false, unclear, inaccurate, or missing information will result in a delay in your processing time. Applications received without the

appropriate fee will not be processed. All application fees are NON-REFUNDABLE. Once approved, the security deposit is due within 24 hours to hold the property. If the deposit is not received within the allotted time, the property will remain on the market for rent. If the applicant fails to occupy the property, any deposit made to secure the property will be forfeited.

Process

All applications will be processed as quickly as possible. All efforts are made to attain the necessary information as quickly as possible, but delays occur due to inability to contact past landlords, employers or verify income. If information needed is unverifiable, your application may be denied.

Rental History

A verifiable rental history of at least 2 years is required from a viable, unrelated source. Applicant MUST provide all necessary information to contact past references. All efforts will be made to contact past landlords. We reserve the right to deny any applicant if rental history is not verifiable.

Income/Employment

Verifiable employment, and 4 years of employment history is required. A gross household income of at least 2 1/2 times the monthly rent is necessary. Income must be verified through pay stubs, bank statements, or tax records. If a roommate situation is requested, each roommate is required to prove 2 times the rent. Co-signer applications must be approved at the same time of the applicant, with the appropriate fee. Co-signers must show significant resources in order to guarantee the tenants responsibility to the property.

Public records, credit, criminal investigation

You consent to All Options Property Management conducting an investigation into you past and current credit, criminal, and public record history. Any negative report may result in a denied application. If a bankruptcy exists, it must be at least 2 years discharged. Any re-established credit must be in good standing. Applicants with prior judgments or evictions will be denied. Drug convictions, sex offenses and other felony convictions will be grounds for denial as well.

Identification

A copy of a valid State, Government ID, or pass port is required for our records.

General Information

An incomplete application will not be processed.

We will accept the first approved applicant for each property.

If pets are accepted, an increased security deposit of \$300.00 to \$500.00 is required

A breed verification record from a veterinarian is required at time of lease agreement signing.

By signing this agreement, you acknowledge that All Options Property Management will conduct a credit, criminal, and public records check on your history. You understand that regardless of the result of your application, the fee paid by you is not refundable under any circumstance. All Options Property Management agrees to make a good faith effort in acquiring all necessary information, but is not required to review any information that has been delayed in its arrival. You consent that all the information you provided is correct, and complete to the best of your knowledge.

Applicant signature _____ Date _____

Print Name _____

Applicant signature _____ Date _____

Print Name _____