



Davidson & Bennett Realtors

Rental Department

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****IT IS LEGAL PRACTICE TO REJECT AN INCOMPLETE APPLICATION****
PLEASE DO NOT DISTURB TENANTS

Resident Requirements:

1. Each applicant shall have a good credit rating, which will be verified through a credit-reporting agency. An adverse report such as delinquent accounts or unpaid judgments may disqualify the applicant.
2. Applicant's employment and/or other sources of income will be verified. Length of employment and/or job stability will be a factor of consideration. We require a 33% rent to income ratio outstanding debts and monthly obligations will also be taken into consideration. Example: A \$500 monthly rental would require a \$1,500 gross monthly income.
3. Current and prior landlord's references will be checked. Failure to pay rent on time, failure to give a thirty-day notice in writing prior to termination of tenancy, and failure to protect or to respect the rights of other residents may disqualify the applicant. Applicant's willingness and ability to care for his current residences will be confirmed.
4. Stability of residency (frequency of moves), length of residency in the community, and estimated term of residency will be a factor of consideration.
5. A history of violent behavior may disqualify an applicant.
6. Applicant must be at least 18 years of age in order to sign the rental agreement. All occupants over 18 years of age must complete the application and sign the rental agreement.

Credit Policy:

When you acknowledge your application with your signature, you are authorizing the landlord or his agent to contact your present and previous landlords, employers, and to obtain a copy of your credit history through a credit-reporting agency.

A non-refundable application screening fee of \$25.00 per adult will be charged to cover the cost of credit reporting and the value of time spent by the landlord or his agent obtaining information; which may include, but is not limited to, landlord reference checks, personal reference checks, employment verification, application storage fees and credit reports on the applicant. This fee will only be collected for available units and only after the applicant(s) have previewed the interior of the property they desire to rent. The fee is transferable for 30 days to any available rental. After 30 days you must submit a new application.

DAVIDSON & BENNETT REALTORS SUBSCRIBES TO THE EQUAL OPPORTUNITY HOUSING GUIDELINES AND DOES NOT DISCRIMINATE BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.