

PROPERTY MANAGEMENT RESIDENT SELECTION CRITERIA

The following selection criteria have been established to ensure that all prospective applicants who apply for a property through Verandah Properties, LLC. will be treated equally. As a company, we do business in accordance with the Federal Fair Housing Law and welcome Persons of all Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin.

****PLEASE NOTE: AN OWNER OF ANY PROPERTY MAY DECIDE TO ACCEPT A RESIDENT WHO DOES NOT PASS OUR COMPANY'S CRITERIA, ALL APPLICATIONS WILL BE SUBMITTED, AND AN INDIVIDUAL OWNER CAN DIRECT OUR COMPANY, IN WRITING, TO ACCEPT AN APPLICANT WHO WOULD NOT NECESSARILY BE APPROVED ON OUR CRITERIA ALONE.****

1. All Adult applicants 18 or older must submit a fully completed, dated and signed residency application along with a \$95 NON-REFUNDABLE application fee (per person 18 and over). **Applicant must submit a copy of proof of identity at lease signing.** Applicant may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee or an additional security or damage deposit. NO VERBAL OFFERS WILL BE PRESENTED. Each applicant applying for this property will need to create a tenant-only or pet/animal profile using Verandah's third-party pet policy service, by visiting the following website: <https://verandahproperties.petscreening.com>. Please see section 7 for the **No Pet and Animal Policy / Pet Policy / Animal Policy** screening details.
2. Verandah Properties, LLC. must be able to confirm employment verification and income on all applicants. If an applicant's employer charges for employment verification, applicant will be responsible for that payment. We reserve the right to require a co-signer. A minimum of one year's residential rental history is required. In the case of roommates, a prior minimum of one year's roommate history is required for all applicants (**this means that all roommates applying, must have lived together previously for at least one year to be considered. We must be able to verify this information!!**). AN INCOMPLETE APPLICATION WILL NOT BE CONSIDERED.
3. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years.
4. Self employed applicants will be required to produce upon request 2 years of tax returns or 1099s and non-employed individuals must provide verifiable proof of income. All sources of other income must be verifiable if needed to qualify for a rental unit. Unverifiable income will NOT be considered.
5. Criminal, Sex Offense, and Terrorist Database Check: We will check these databases for all occupants over 18. We do not rent to any person required to register as a sex offender. Criminal records must contain no convictions for felonies for crimes within the past 7 years involving violence against persons, damage or destruction of property, manufacture or distribution of controlled substances and no sexual offenses ever.
6. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no major violations or illegal activities, no unpaid NSF checks, and no damage to the unit at the time of lease termination.
7. NOTICE TO ALL APPLICANTS: Each applicant applying for this property will need to create a tenant-only or pet/animal profile using Verandah's third-party pet policy service, by visiting the following website: <https://verandahproperties.petscreening.com>. This is not only for pet and animal owners but also for residents and applicants that DO NOT own a pet or animal. Fees for this service are indicated on the following website: <https://verandahproperties.petscreening.com>. Applicant will have to complete a required pet screening report along with their application. If pets are approved for the property, your monthly rent due will be increased by \$20 pet management fee for your first pet; and \$10 pet management fee per each additional pet. There will be a \$75 non-refundable pet management fee along with a \$100 pet deposit due with move in funds. No pets (with the exception of medically necessary service animals) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to lease, a non-refundable pet management fee acceptable to landlord and/or an additional pet deposit or additional security deposit. Pet management fees and deposits are waived for medically necessary service animals. No uninsurable pets will be accepted; Breed Restrictions: Rottweiler, Pit Bull, American Bull Terrier, and any Mixes, Siberian husky, Chows, German Shepherds, St. Bernard, Great Dane, Doberman Pinschers, Alaskan Malamute, Akita, and any other Aggressive Breeds.
8. We will require a good faith deposit (which will be used as the First Month's Rent) along with a \$225 administrative fee, after the application has been approved. In the event the application is approved and applicant fails to enter into a lease, the applicant shall forfeit these funds. Please note that HOA application fees may apply and approved applicants may be subject to HOA application approval. Also, note that the software company that processes online payments charges a fee for that service. Any fee for the service to process the rent or other payments will be passed to the Applicant / Tenant at the time the Applicant / Tenant makes the payment. That fee is not in the control of the Landlord and is not optional.
9. Applicants will be required to pay an agreed upon Security/Pet Deposit at the time of move-in. **THESE FUNDS MUST BE IN THE FORM OF CERTIFIED FUNDS.** We reserve the right to require a higher security deposit and or additional prepaid rent.
10. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
11. Our company policy is to report all non-compliances with the terms of your rental agreement or failure to pay rent, or any amounts owed to the **credit bureau.** **ALL PROPERTIES ARE "NON SMOKING"!!**
12. Resident Benefits Package delivers savings and convenient, professional services. Applicant agrees to be enrolled and to pay the applicable cost relevant to tenancy, \$30/month, payable with rent. The total monthly cost of the package is all inclusive and no discounts will be given if any element of the package is unavailable. Visit the following link for further details: <https://bit.ly/3oDFzcm>.