

## Resident Selection Criteria

At **Verandah Properties, LLC**, we are committed to providing **fair and equal housing opportunities** in accordance with **Federal Fair Housing Laws**. We welcome applicants of all **rac**es, **colors**, **religions**, **sexes**, **disabilities**, **familial statuses**, and **national origins**.

### Important Notice

While we maintain **strict screening criteria**, individual property owners **may request additional consideration** for an applicant. However, all decisions must remain **in compliance with Fair Housing Laws** and be **applied consistently** to avoid discrimination.

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### Application Requirements

✓ Each adult applicant (18+) must:

- Submit a **fully completed** and **signed** application.
- Pay a **\$95 non-refundable application fee** per person.
- Provide a **valid government-issued ID at lease signing**.
- If required by an HOA, complete their **separate application** and pay any applicable fees.

· **Verbal offers will not be presented.**

### Pet/Animal Screening:

All applicants, including those **without pets**, must complete a pet/animal profile through our third-party screening service:

· [Complete Your Pet/Animal Profile](#)

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### Income, Employment & Rental History

- **Income Verification:** Employment and income must be **verifiable**. If an employer charges for verification, the applicant must cover this fee.
- **Self-Employed Applicants:** Must provide **two years of tax returns or 1099s**.
- **Roommate Applicants:** Must **demonstrate the ability to maintain shared financial responsibility** for rent and utilities.
- **Rental History:** A minimum of **one year of verifiable rental history** is required.

· **Incomplete applications will not be processed.**

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## Credit & Background Screening

- **Credit history must be free of:**
  - **Evictions**
  - Recent **collections, liens, or bankruptcies** (within the last 5 years).
  - Significant **slow payments or judgments**.
- **Criminal Background Check:**
  - Criminal background checks will be reviewed on a **case-by-case basis** in compliance with **HUD guidance**, considering the nature, severity, and timing of the offense.
  - **No registered sex offenders will be approved.**

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## Pet & Animal Policy

- All applicants must complete the **Pet/Animal Screening** process.
  - Approved pets will incur:
    - **\$20/month pet management fee** for the first pet.
    - **\$10/month pet management fee** for each additional pet.
    - **\$75 non-refundable pet management fee + \$100 refundable pet deposit** due at move-in.
  - **Pet Behavior & Breed Restrictions:**
    - Certain dog breeds may be restricted based on behavior, history, and insurability.
    - Most Florida insurance carriers consider the following breeds to be high-risk or uninsurable:
      - **Pit Bull-type breeds (including American Pit Bull Terriers and Staffordshire Terriers)**
      - **Rottweilers**
      - **Dobermans**
      - **Chow Chows**
      - **Akitas**
      - **German Shepherds**
      - **Presa Canarios**
      - **Wolf-hybrids**
      - **Cane Corsos**
    - Because these breeds may pose a liability or coverage issue, pets falling into these categories are unlikely to be approved.
    - All pet applications are reviewed on a case-by-case basis.
    - Applicants with service or assistance animals are exempt from breed restrictions under Fair Housing regulations.
  - **No pets are allowed without prior written approval, a lease addendum, and required deposits.**
  - **Service animals and medically necessary assistance animals are exempt from fees.**
  - [Complete Your Pet/Animal Profile](#)
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## Move-In Deposits & Fees

- **Good Faith Deposit:** Required upon approval, used as **first month's rent**.
  - Includes **\$225 administrative fee**.
  - If an applicant is approved but does not sign a lease, the deposit is forfeited.
- **Security Deposit:** Due when the **lease agreement is sent**, paid in **certified funds only**.
- **HOA Fees:** If applicable, tenants may be required to pay additional HOA application fees.
- **Rent Payments:** Processing fees may apply to online rent payments—these are **third-party charges** and **not controlled by Verandah Properties**.

· **All properties are NON-SMOKING.**

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## Sight-Unseen Policy

We do **not accept Sight-Unseen Applications**.

Applicants are required to physically view the property **prior to submitting an application**.

Any application submitted without a property viewing will be **automatically rejected**, and **application fees will not be refunded**. This policy is in place to protect all parties and ensure applicants are fully informed before committing to a lease agreement.

## Resident Benefits Package (\$30/month)

Our **Resident Benefits Package** provides **valuable savings and professional services**, including:

- **Maintenance Concierge Service** including AI Enhanced Troubleshooting to help you Help Yourself!
- **Resident Support**
- **Online Payment & Account Access**

· **Flat Rate Pricing:** This package is **all-inclusive**, and **no discounts** are provided if any individual service is unavailable.

· [Learn More About the Resident Benefits Package](#)

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## Final Notes

- **Occupancy Limits:** Must comply with **HUD guidelines**.
- **Rental Agreement Compliance:** Failure to comply with lease terms or pay rent will be **reported to the credit bureau**.

· **By submitting an application, you agree to all terms outlined above.**