



Basic Rental Criteria/Guidelines

This is our basic rental criteria/guidelines you MUST read through and sign to acknowledge that you have read and understand all that is listed before we give you an application.

- All adults (Anyone 18-years-old or older) must fill out separate applications. Must pay the application fee of \$40 in cash for each application. (Breakdown of Fee: \$25 credit report Trak-1, \$10 Staff/Adim Time, & \$5 printing costs)
- Our policy is only 2 people per room.
- If you have owned or own a home, please write the address of the property and how long you owned it in the space where you list your past/current landlords.
- You must give us proof of income, either 2 recent paycheck stubs or a tax return.
 - If you have been employed for less than 6 months, you will automatically need a double deposit.
 - You must make at least double the rent amount in income.
- Applicants' credit reports must be in good or acceptable standing, we do not go off credit scores.
 - Nothing charged off to bad debt
 - Does not have any collections
 - Medical & Student loans might be overlooked
- Can not have a criminal record, we might consider if the applicant has 5 or more years of clean record and no violent charges.
- Applicants can not have any evictions or owe money to a landlord or utility companies.
- Must have at least a year of rental history or we will automatically ask for a double deposit.
 - Renting from family or friends does not count as rental history.

If you happen to have any of the following listed, derogatory items on your credit report or if you think you will need a double deposit and can not afford it; True Abundance Property Management will not accept your application.

Applications are processed on a first come, first serve basis. You are required to turn in a completed application, required documents, and application fees. IF one of our properties allow pets; pet applications w/references, are required to be turned in with your application. Any service/emotional support animals MUST have proper paperwork from the doctor/person who prescribed on their letterhead turned in with the applications. Printouts from the internet are NOT acceptable.

If approved, you will be required to pay a one-time, non-refundable, administrative fee of \$150 along with the full security deposit, pet deposit (if allowed), the rent amount, and proof of utilities in name before any keys can be handed out.

After a resident moves in there will be a monthly \$10 technology fee. The monthly technology fee is assessed to all True Abundance Property Management residents for the use of our online portal for rent payments, electronic communication, and online maintenance requests.

Applications Signature: _____ Date: _____