

RENTAL REQUIREMENTS

1. All applicants over the age of 18 must submit a fully completed rental application at <http://zrealty.managebuilding.com> , (non-refundable fee of \$40 per adult).
2. (2) forms of identification will be required (ex: Drivers License & Social Security card)
3. Applicant should have a combined gross income of at least 3 times the monthly rent. Income must be verified with 2 most recent paystubs.
4. If self-employed, please submit 2 years of tax returns or 1099s.
5. "Other" income will be consider (ex: Child Support, SSI, SSN, Alimony) documentation will be required.
6. Credit history must not contain eviction filing nor criminal record. We will NOT provide you with the credit report or inform you of its contents, but we can provide you with the credit reporting agency.
7. Previous rental history reports from landlords must reflect timely payment, sufficient notice intent to vacate, no complaints regarding noise, disturbances or illegal activities, no NSF checks, no damage to unit or failure to leave the property clean & without damage at time of lease termination.
8. Pets are permitted in homes ONLY if homeowner has given written consent. If approved, there will be a \$150 non-refundable fee, per pet (Maximum 2 pets) Pit-bull are prohibited.
9. Applicant will be required to pay a security deposit at the time of lease execution in a minimum amount of one month rent. We reserve the right to require a higher security deposit and or additional prepaid rent.
10. An applicant reservation fee must be paid in the amount equal to one (1) month rent in the form of a money order or cash to hold a property off the market for a maximum of 2 weeks. The applicant has (3) business days from the date the reservation fee is received by Zarzuela Realty to cancel the agreement before the deposit is forfeited. In the event the applicant is approve, but fails to enter into a lease with this 2 week period, the applicant reservation fee will be forfeited. Upon execution of the lease the reservation fee will be credited as your first month's rent.
11. Any exceptions to these criteria must be submitted in writing to the rental agent for the landlord's to review & consideration. If approval is granted for such exceptions additional security and/or additional advance rent payments may be required.
12. Our company policy is to report all non-compliances with terms of rental agreement, failure to pay rent or amount owe to the credit bureau.

Applicant initial agreeing to the terms and condition (_____) (_____)