Rhoads Rentals and Investment Properties LLC Rental Policies

**General Requirements**

* Valid picture ID is required for all rental applications.
* Each applicant must qualify individually unless they are a married couple.
* Applications must be filled out completely and signed by both married spouses.
* Application fee is $50.00 per person over the age of 18 and must be paid in full when application is submitted
* Approved rental applications will hold the rental unit for 48 hours for applicant(s) to sign lease agreement, after 48 hours we will continue to market the property for rent.
* All units are Non-smoking units inside,
* Applicants must be at least eighteen (18) years old to enter into a lease agreement.
* Prepayment of the last month rent and all deposit are required of all applicant(s) at time of lease signing.
* Payment of first months rent is required prior to move into the rental unit.
* Pets or animals are allowed at our rental locations with a $250.00 per animal pet application fee. Some dogs are not allowed due to insurance company

## 14 Dog Breeds Blacklisted by Insurance Company

* Pit Bull Terriers
* Staffordshire Terriers
* Rottweilers
* German Shepherds
* Presa Canarios
* Chows Chows
* Doberman Pinschers
* Akitas
* Wolf-hybrids
* Mastiffs
* Cane Corsos
* Great Danes
* Alaskan Malamutes
* Siberian Huskies

**Rental Requirements:**

* One (1) or more three-day notice (pay rent or vacate) from past landlord will result in denial.
* Rental history reflecting any unpaid past due rent or damage balance due to past landlord or management will result in application denial.
* Any past unlawful detainer action, or eviction will result in denial.
* Any rental history upon which previous landlord or management refuses to re-rent to applicant will result in denial.
* Rental history reflecting property damages, not paid for, will result in denial.
* Rental history reflecting past, disturbance of the peace, complaints may result in denial.
* Section 8 or HUD subsidized, rental applications will result in denial.

**Income & Credit Guidelines:**

* Monthly income must equal approximately two and a half (2.5) times monthly rent.
* Co-signers income should equal five (5) times monthly rent.
* Unemployed individual(s) applications will need to provide some form of verifiable income source or co-signer.
* Tax returns, bank statements, paychecks, or employer confirmation are acceptable income verifiers.
* Non-married roommates are jointly and severally (individually) liable for all rents & funds due on lease agreement.
* Co-signers are jointly liable for all funds due related to the lease agreement.
* Good credit is required.
* A verifiable Social Security number is required
* The non-existence of a credit rating may in result denial or require a lease Co-signer.
* Outstanding bad debt(s) being reported on credit history report may result in denial or require an additional month(s) pre-paid rent.
* Collections on credit report may result in denial or require an additional month(s) pre-paid rent.
* Non-discharged bankruptcy(s) on credit report will result in denial.
* Discharged bankruptcy(s) on credit report may result in denial or an additional month(s) pre-paid rent.

**Automatic Application Denials:**

* Applicants lack of Social Security number
* Any felony offense.
* Any criminal conviction where the applicant has been out of jail less than 10 years.
* Any criminal offense of physical or violent nature against people or property.
* Collection efforts filed by past landlord or property management companies.
* Any past unlawful detainer action or eviction.
* Incomplete or unverifiable information on rental application.
* Discrepancies between rental application and verified information.
* Any rental history upon which previous landlord or management refuses to re-rent to applicant(s) will result in denial.

**Deposits & Occupancy:**

* Non-related roommates exceeding the number of bedrooms in the unit will be required to pay an additional $75.00 per month in rent for each extra person in addition to the normal applicable monthly rental rate.
* Owner reserves the right to limit occupancy to not exceed one person per bedroom, exceptions may be granted with prior approval on a case by case basis.