



This guide includes
everything you need to know
to successfully complete your
application to rent a
TPG-managed property.

RENTAL QUALIFICATION



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Before You Get Started

Be ready to upload required documents

- ID
- Pay stubs
- Bank statements

Service Animals:

- You must answer:
 - Is the dog a service animal required because of a disability?
 - What work or task has the dog been trained to perform?

Refer to ADA guidelines for more information.

Emotional Support Animals (ESAs)

- Provide a letter from a healthcare provider.

No Zillow or third-party applications accepted.

All residents 18+ must apply individually.

Unauthorized occupants and subleasing are strictly prohibited.

First qualified applicant to pay deposit may secure the lease.

Application fee: \$65 per applicant (non-refundable).

Maximum 2 occupants per bedroom.

Admin fee (non refundable): \$200 for rent over \$1200, \$250 for rent \$1201+

Prorated rent is due before move-in; monthly rent due by the 1st
Resident Benefits Package (\$49.99/mo) adds advantages to a tenant's lease



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Rental Qualifications

Favorable Rent History:

- No recent evictions, landlord debt, or lease violations.

Income Requirements:

- Net income must be at least 3x rent
- Offer letter start date must be before lease begins.
 - Business owners/self-employed: Submit 6 months bank statements via email.

Credit Scoring

- Credit score and history reviewed for all applicants.
- Unfavorable credit history (collections, delinquencies) may result in denial.
- Open bankruptcies = automatic denial.

Section 8 applicants are exempt from credit score requirements.

Provisional Approval & Reservation Fees

- Provisional approval means only the criminal background check is pending.
- You may reserve the unit by paying a \$300 reservation fee:
 - Refunded or applied if approved.
 - Non-refundable if denied for criminal history or you back out.
 - Reserves unit for 10 days.
 - Not applicable to voucher recipients (e.g., Section 8).

Criminal Background Checks

- Conducted only after all other application criteria are met.
- State Fair Chance in Housing Act followed.
 - Arrests/expungements do not count.
 - Serious offenses (violent, sexual) may lead to denial.
 - Felonies: 7–10 year lookback; sex offenses: no time limit.



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Built for Your Convenience, Protection, and Peace of Mind

Enrollment is automatic upon lease signing. If you have any questions, our team is happy to explain your coverage and benefits.



At TPG Management, we believe great property management goes beyond just collecting rent. That's why all residents are enrolled in our *Resident Benefits Package (RBP)* designed to give you valuable services, savings, and support that make your rental experience easier and more rewarding.

- **Renter's Insurance**
 - Includes \$100,000 in liability coverage and \$5,000 in contents insurance to protect your personal belongings.
- **Credit Reporting**
 - Rent payments are reported to major credit bureaus, helping you build or improve your credit.
- **\$1M Identity Theft Protection**
 - All adult leaseholders get \$1M coverage backed by AIG, monitoring through IBM's Watson, and a dedicated US-based Identity Restoration Specialist.
- **Welcome Home Gift**
 - Each resident receives a \$55 gift card at the time of move-in
- **On-Demand Pest Control**
 - Request pest services without hassle through your resident portal.
- **HVAC Air Filter Delivery**
 - Filters are delivered to your door (where applicable) to improve air quality and system efficiency. This service helps you save up to \$250/ year.
- **Move-In Concierge**
 - Utility and home service setup assistance before or upon move-in.
- **Resident Rewards Program**
 - Earn rewards and receive discounts from national retailers just for paying rent on time. You can save up to \$4,500/year on everyday expenses.
- **24/7 Maintenance Request Portal**
 - Submit and track work orders at your convenience through your tenant portal.
- **Lease Protection**
 - Includes the Building Protection Plan which satisfies your lease's liability insurance requirement and protects against accidental damage.
- **Home Buying Assistance**
 - For those who want to move onto homeownership, we'll help you get there.
- **Online Portal**
 - Access your documents and pay rent through our easy to use online portal.
- **Vetted Vendor Network**
 - Everyone who services your home is screened to exceed our standards for insurance, licensing and professionalism.
- **Maintenance Warranty**
 - If we send a vendor and must have a recall, it goes with not additional cost to you.



Refund Policy

- Application fee is non-refundable.
- Applications valid for 45 days.
- Duplicates within 45 days will be canceled without refund.
- If unit becomes unavailable, application may be transferred.

Guarantor Policy

- Must have 650+ credit score and 3.5x rent in net income.
- Must reside in the U.S. and provide 2 months of pay stubs.
- Jointly liable for the entire lease.
- Guarantors cannot boost group average; their criteria stands alone.
- Multiple guarantors must meet combined income requirement.

Guarantor Criteria

- 24 months of verifiable rental or mortgage history.
- No collections, judgments, or charge-offs in the past 24 months.
- Monthly rent must not exceed 33% of their net income.



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