

Frequently Asked Questions:

1. How long does it take to qualify for a property?

Usually 24 to 48 hours depending on how long it takes for us to receive your third party verifications.

2. Does my credit have to be perfect?

No. Perfect credit is not something you find too often these days, so we analyze all applications based on each person's individual situation. Just make sure to give us all the information.

3. How much income do I need to qualify?

Typically, we look for three times the monthly rental amount. We understand that each person's situation is slightly different so we have to analyze your complete application before we can come to a decision.

4. I have dog, is that a problem?

Pets are negotiable with an additional deposit.

5. What kind of pet can I have?

Pets under 15 pounds are negotiable with an additional deposit / pet fee and a renters insurance policy that includes your pet.

6. I have a water bed, is that okay?

We do not allow water beds.

7. I own three cars, is that a problem?

All vehicles have to be registered and in good working order.
We do not allow storage of non-operational vehicles.

8. I play a musical instrument that I practice at home every night, is that okay?

As long as you are not a nuisance to your neighbors and you comply with local city ordinances.

9. Do you charge a deposit? If so, how much?

Yes. The deposit starts out the same as the rental amount for each property.
Example: If rent is \$800.00 the security deposit starts out at \$800.00.

10. Do you charge for your application processing? If so, how much?

Yes. The application fee is \$25.00 18 years and older that will live in the home. If for 2 people it is \$50.00 and both must fill out an individual application

11. How many people can live with me?

Only the people who are approved to live in the unit.

12. Do you accept Section 8?

We are not approved for Section 8 Housing, but would consider on a case by case basis.

13. What utilities am I responsible for?

You are responsible for all utilities on the property including, but not limited to, electric, gas, water and trash.

14. Do you pay for the lawn maintenance?

Lawn care is provided by us.

15. Can I rent out a room to a friend?

No. Subleasing is not allowed. If you would like someone to move in with you, they need to fill an application out just like you did. Once approved they will be allowed to live with you.

16. Do I have to have renters insurance?

We do not require renter's insurance, but we do recommend that our tenant(s) acquire coverage.

17. How long is your rental agreement?

Our minimum term is six months.

18. When do I get my deposit back?

Once you have turned in your keys and vacated the premises we will complete a joint walk-through inspection of the property. You will receive your deposit within 30 business days following the inspection, provided the leased premises has incurred no damages beyond normal wear and tear. (The property should be in the same condition as when you moved in, of course allowing for normal wear and tear.)