



RENTAL CRITERIA

Fair Housing Statement

Simply Life LLC complies with all federal, state, and local fair housing laws. Simply Life Realty and its Agents and employees will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws. Reasonable accommodations or reasonable modification will be allowed based upon disability-related needs and approval of modification(s). The person requesting any reasonable modification may be responsible for the related expenses.

- 1. All individuals 18 years or older must complete an application and pay an application fee of \$65 or \$75 for print or emailed applications** before starting the application approval process.
- 2. A one-time Administrative Fee of \$100** is charged per rental address. This is payable prior to move in and after application approval.
- 3. Payment of the Security Deposit is required to secure your rental address.** You will be notified of approval 3-7 days from the receipt of your application. Please do not assume approval until you receive actual notice of approval. The deposit is due within 72 hours following this notification. Please be prepared to pay this with Cashier's Check or Money Order to Simply Life LLC. Acceptable forms of payment after move in will be noted in your lease agreement.
- 4. Occupancy – Generally, the occupancy limit is two persons per bedroom.** Property Owners may establish a maximum occupancy for the entire rental property. For example a small three bedroom house may have a maximum occupancy of four people. All persons are included when counting the number of occupants.
- 5. Pet Policy – Pet policies will vary based upon the property and the Owner specifications.** No aggressive breeds can be allowed due to insurance constraints placed upon the Owners of the property. Generally cats and small dogs are fine with a Pet Deposit of \$400 per pet and \$15-\$30 Pet Rent per month. Please ask about the pet policies for your specific property of interest. No reptiles or fish tanks without prior approval. **All pets must be approved prior to moving them into the home.**
- 6. Applications must be completed honestly and accurately.** Incomplete applications or misstatements may terminate the application process. If Multiple Applicants are received in the same 24 hours they will be compared and selected based upon stronger credit and rental history. Application fees are not refundable. Please let us know if you do not desire to participate in a multiple application situation.



RENTAL CRITERIA

7. Identification – **Legal Identification is required.** A Government issued valid and current ID or Passport is required or proper documentation as needed.
8. Income and Employment – **Gross Income must be equal to three times the amount of the rent.** Please explain your work history thoroughly on your application and include two months proof of current income with the rental application or you may email it, within 48 hours, to lindaflares@simplylifere.com. **Applications are not fully completed and you may lose your temporary reservation of the rental without proof of income following your application.** Payroll income, proof of benefits/award letters can be considered qualifying income. Business Ownership reflecting stable monthly deposits or income from the Sale of a property can also be considered with proper supporting documents. Unemployment benefits are not considered acceptable sources of income.
9. Credit History – **A 600 or higher credit score is required in most cases.** Some Owners may establish higher or lower application criteria. **Please ask your agent if there are any unique requirements for the property you are interested in renting.**
10. Rental History is required from all applicants. **Please provide the prior 6 years of address history** and indicate if your name was on the lease/mortgage, how much rent/mortgage was paid, dates of move in/out and landlords name, phone number and email address. Additional deposit or a cosigner may be required due to lack of /or unverifiable rental history. Negative rental history within the past 3 years will be cause for denial. This includes any broken leases, any indication of substantial damages made to the property or more than 3 late payments within a 12 month period.
11. Criminal History is processed on all applicants – **History within the past 8 years will be reviewed.** If there is recent criminal history or a pattern of aggressive behavior, that could affect others or the care of the property, this would create a cause for denial.
12. **You are required to have Renter's Insurance upon moving into the property.** Please name the Landlord as additionally insured and give the proper notification address for the landlord as stated on your lease contract. Let us know if you or your Insurance Agent has any additional questions.
13. **Upon approval please arrange to have all applicable utilities in your name on or before move in.**
14. Move In Day. **Upon move in, a full month of rent will be collected and exchanged for Keys and devices.** You will pay your prorated rent amount, on or before the 4th day, the second month. All final portions of pet deposits should also be paid today unless arrangements have been approved by the Landlord in writing. Additionally, all signatures on the Lease and addendums must be complete.
15. Move In Inventory. **You will receive your Move In inventory Form to complete and return within 3 days.** Once completed, you can email the form back to lindaflares@simplylifere.com or to your Landlords email address specified on your lease contract.



RENTAL CRITERIA

Images on our website may represent a sample of a unit and may not reflect specific details of any unit. For information not found on our website regarding availability, unit characteristics or other questions, please call or email our office.

You have the right to review the Lease before you submit an Application or review any fees or deposits, as well as any community rules or policies. You may also consult an attorney.

These documents are binding legal documents. This Application and the lease are binding documents when signed. Provisions or changes may be made in the Lease if agreed to in writing and signed by all parties. Additionally, you are entitled to a copy of the Lease after it is fully signed.

Signing this acknowledgment indicates that you have fully reviewed the Rental Criteria specific to your property prior to submitting your application to lease.

Applicant's signature _____ Date _____
Printed Name _____

Applicant's signature _____ Date _____
Printed Name _____

Applicant's signature _____ Date _____
Printed Name _____

Applicant's signature _____ Date _____
Printed Name _____