

# APPLICATION GUIDELINES

Thank you for your interest in one of our properties.

**Please read through the below information before proceeding** to the application.

Each property is leased to the first acceptable application that meets all the criteria below.

**You MUST contact us at 704-541-8088 BEFORE APPLYING** to see if we already have an application. Each property is leased to the first acceptable application that meets all the criteria below.

**You MUST complete the Pet Screen BEFORE APPLYING** even if you do not have a pet.

We do accept housing vouchers and assistance on some of our properties, however not all properties participate in the program. Please call 704-541-8088 before applying to see if vouchers are accepted at the property in which you are interested.

## THE ONLINE APPLICATION

Complete our online application for each person that will reside in the property that is 18 years of age or older. A non-refundable \$65 application fee will be charged and paid by ACH payment or credit/debit card upon completion of the application. A full credit check and criminal background check will be completed for each applicant.

- **All payers named on the lease must meet following minimum credit score:**
- **670-850** | 1 month security deposit
- **620-669** | 1.5 months security deposit and additional monthly resident fee up to 5% of rent
- **580-620** | 2 months security deposit and additional monthly resident fee up to 10% of rent
- **Less than 580** | Automatic Denial
- **Income must be greater than two and a half times the total of rent + monthly obligations listed on credit report.**
- **Proof of two years of on-time rental or mortgage payments**
- **No foreclosures or evictions**
- **No felony or sex offender convictions**
- **No bankruptcies or credit collections within last five years**
- **No pending civil or criminal cases**
- **Complete Reference Check**

## LEASE TERMS

- All leases are for 12 month terms unless otherwise agreed upon or advertised.
- Rent is due on 1st of month
- Rent advertised as monthly amount and non-negotiable.
- Security deposit is equal to one month of rent unless noted otherwise. Pets and 2nd tier credit may raise security deposit.
- First month's rent must be paid with certified funds such as a Cashier's Check or Money Order if moving in within 12 days of signing the lease.
- There is a \$150 one-time Lease administration fee per lease signer.
- We offer an Online Portal for online payments with ACH, credit, or debit cards.
- ACH payments incur a \$2.50 processing fee.
- Credit Card payments incur a 4% processing fee.
- Each tenant 18 years of age and older are required to have Renters Insurance.
- Tenants must be enrolled in a Residents Benefit Package. The Resident Benefit Package is \$32 month for tenants who secure their own renters insurance, or \$43.95/month for the package that includes renters insurance.

## APPLICATION APPROVAL

Once your application has been approved, all parties must sign the lease documents within 24 hours. In addition, the Security Deposit and Lease Fee are due at the time of lease signing. Payments are to be made in upon lease signing by either ACH payment or certified funds. Please make your certified funds payable to Choice Properties LLC.

Failure to sign the lease and make the security deposit payment within 24 hours of receipt will result in the cancellation of your application and we will move on to the next applicant or continue to market the property.

By clicking "Apply Now" you agree that you have read and understand all of the information on this page.

## ANIMAL SCREENING AND PET FEES

**YOU MUST FILL OUT A PET/ANIMAL SCREENING APPLICATION.**

Click the following link to begin: <https://mirandaschoice.petscreening.com>.

All pets including service and support animals must be verified. Once the pet is screened, they will be given a rating of 1 to 5 paws. Pets rated from 3 to 5 paws require a monthly pet fee or a flat pet fee and an increased security deposit. We do not accept pets rated 1 to 2 paws. Pet fee to be determined before lease signing.

**Some properties do not accept pets. Please ask for details regarding your property of interest.**