



LeaseThese™ with Ease.

Visit www.leasethese.com

Email: manager@leasethese.com

Our policy asks for all communications (simple or lengthy) to use email. In the business of leasing, we protect our clients' interests, needs, privacy, and security. At no time is our representative asking for information by phone.

Let's go through our leasing guidelines. Our agents are local to your area and answer most questions. Or you can write to our general mailbox at manager@leasethese.com

1. Application

All individuals 18 years of age or older residing in the home are required to complete an application, undergo the screening process, and provide the necessary documentation, valid government-issued photo identification, and application fee. These requirements also apply to any changes to the leaseholders during the term of the lease. Dependents 18 years of age or older must undergo a criminal background check and provide the necessary documentation and application fee. The application fee is non-refundable.

All applications are reviewed following established screening criteria and using the services of TransUnion or equivalent or a third-party screening provider like SafeRent, Zillow and so on, for credit and criminal background checks. All current and previous Residents of **LeaseThese™** applying for another home must notify the property management team at manager@leasethese.com to complete an evaluation of the rental payment history for the last 24 months.

2. Occupancy

The occupancy standard per home is two (2) persons per bedroom, plus one (1) - subject to local laws. Residents who exceed these occupancy standards during the lease term will be required, upon the end of the current lease term, to either transfer into another available home with more bedrooms available with **LeaseThese™** or move out.



3. Finance and Credit

Applicants must have a minimum combined gross income of 3.0 times the monthly rent.

A credit report will be obtained on all Applicants to verify credit ratings. Income plus verification of credit history will be entered into a credit screening model to determine rental eligibility and security deposit levels. There are three screening results: approval, approval with extra deposit, or denial. Unfavorable accounts which will negatively influence this score include, but are not limited to inquiries, collections, foreclosures, charge-off, repossession, absence of credit, and current delinquency. Debt to a previous landlord, and open bankruptcies will result in an automatic denial of the application. Depending upon the screening result, an extra deposit of half to a full month's rent may be required subject to local or state laws.

4. Leasing History

Criminal: A criminal background check will be conducted for each Applicant and Occupant eighteen (18) years of age or older. All criminal records are evaluated from the date of disposition, regardless of the Applicant's or Occupant's age at the time such offense was committed. The application will be denied for any felony conviction up to six (6) years prior to the application date (subject to local laws/requirements). The application will be denied for any felony conviction for any sex and/or terrorism related offense(s) regardless of conviction date. Please remember that this requirement does not constitute a guarantee or representation that Residents or Occupants currently residing in our homes have not been convicted of or subject to deferred adjudication for a felony or sex offense requiring registration under applicable law. There may be Residents or Occupants that have resided in one of our homes prior to this requirement going into effect. Additionally, our ability to verify this information is limited to the information made available to us by the resident background and credit reporting services used.

Rental: Some credit scoring results will necessitate an evaluation of verifiable rental or mortgage payment history. Applications also depend on the results of a rental history investigation for an approval/ denial determination. Applications for residency will automatically be denied for current outstanding debt or eviction.

No Guarantors allowed.



5. Animals and Pets

No more than three (2) pets are allowed per home (subject to local laws and HOA Rules and Regulations). Pet fees and/or deposits will be charged for dogs and cats. Dog Bite Liability Insurance is required with evidence of coverage provided to Landlord.

- Dogs: The list of domestic dog breeds that are restricted includes: American Pit Bull Terriers, Rottweilers, Staffordshire Terriers, and any dog that has a percentage or mix of any of those breeds. Any canines other than domestic dogs (wolves, coyotes, dingoes, jackals, etc.) and any hybrids of them are not permitted.
- Cats: All breeds of domestic cats are permitted.
- Small animals: Gerbils, hamsters, and guinea pigs are permitted. Ferrets, rabbits, and chinchillas are not permitted.
- Birds: Domestic birds, such as cockatiels and parakeets, are permitted. Birds of prey and non-domestic birds, such as pigeons, are not permitted.
- Management: chicken, goats, horses, and pigs (including pot-bellied pigs). Venomous animals: All types are restricted.
- Fish tanks: Limited to 20 gallons, and predator fish, such as piranhas, are restricted.
- Other: The list of other restricted animals includes but is not limited to: skunks, raccoons, squirrels, and monkeys.

6. Personal Liability

Renters Insurance Requirement A minimum of \$100,000 of Personal Liability Insurance coverage is required with Landlord identified as a “Party of Interest” or “Interested Party” (or similar language as may be available) on the renter’s liability insurance policy. If you own or care for a pet, a minimum of \$100,000 of Dog Bite Liability Insurance coverage is also required. Evidence of coverage must be provided to Landlord. It is encouraged that Residents obtain and maintain a renter’s insurance policy covering loss or damage of personal property. Please provide proof of coverage. Follow these steps to submit your proof of insurance correctly: 1. Create a PDF file of your insurance policy’s Declarations Page (typically, a single page) 2. Create an email message with “<Home address>” in the subject line, attach the PDF file, and send to manager@leasethe.com

7. Things to know before you apply and during the application process.



How to Qualify?	Documents to apply	Deposit and Fees
A household gross income of three times the monthly rent.	Your valid government-issued photo identification.	An application fee paid by prospective Tenant.
A favorable credit history.	Your Social Security number or card.	A security deposit of at least one month's rent.
No open bankruptcies.	Your most recent paystub.	Pro-rated rent, depending on when your lease starts.
No previous evictions or unpaid rent.		LeaseThese™ standard service fees is paid by Landlord.
No felony convictions within the last six years.		

