

## **When you Apply:**

We don't accept "partial applications." Please turn in complete applications for each adult at the same time as an entire "package." You will be charged **\$20.00 per adult** (each adult over 18 who will reside in the property needs to apply.) This is a processing fee which covers credit check charges, tenant performance report, and a small administrative fee. **The \$20.00 is non-refundable.**

**You must have a good credit history.** This means everyone applying. Collections or judgments are not acceptable. If your credit score is low, or if you have poorly paid accounts, collections, judgments, bankruptcy, etc. it will not be acceptable. No credit is not acceptable.

We don't take a co-signer in lieu of good credit.

**The rent must be no more than 1/3 of the combined gross income of applicants.** We must be able to verify your income. We need proof of income over at least a 3 month period via check stubs etc. or adequate documentation if you receive money monthly from Social Services, Trust Funds disbursements etc. If you are self employed, your last 2 tax returns can be provided.

**We must be able to contact your current and previous Landlord.** Please list their contact information on your application. We will also attempt to verify Landlords via the tax records. If you list a private individual who is not the property owner, we will contact the property owner listed on the tax records for you residence.

**Please do not apply if you aren't sure you want the property.** It can cause other applicants to miss out and inconvenience people other than just us. If accepted, you must show identification, sign a rental agreement, and pay the deposit. We will not accept a deposit simply to "hold" a property. Until you have paid your deposit and signed your rental agreement we will continue to show the property and accept applications.

**Thank you for your interest in our rental properties.**

Larry Parks Realty