



Rental Qualifications

Credit: FICO score must be 550 or above. Any score below this will be considered on a case-by-case basis. Please be prepared to provide documentation and/or explanation of any past due, late, or derogatory accounts.

Rental History: Please be prepared to provide the last 3 years of rental history. This can be in the form of a tenant ledger or rental verification from your current landlord. Any evictions within the last 3 years will be grounds for denial.

Employment: Applicants must have stable employment and verifiable income. If not employed, proof of regular income must be submitted. If self-employed, please attach the previous year's tax return and bank statements for the last 6 consecutive months. An offer letter or intent to hire letter should be submitted if employment has not yet started.

Income: The household income requirement is 3x the monthly rent amount with any existing mortgages (or rental amounts) deducted. Income is calculated on the gross YTD amount. Please submit the previous 2 pay stubs and/or bank statements for the last 3 consecutive months. Guarantor applicants must make 4x the monthly rent amount.

Background: A background report will be processed for each applicant.

Security Deposits: Security deposits is 1 time rent amount. **SECURITY DEPOSITS MUST BE RECEIVED WITHIN 24 HOURS OF APPROVAL TO SECURE THE HOME.** If we do not receive the security deposit within those 24 hours, we will move on to the next applicant.

Pets: We accept pets at all of our properties. Pets will be subject to visual inspection (photos), and we do not allow aggressive breeds (Doberman, Chow-Chow, Pit Bull, or Rottweiler). This does not guarantee the approval of any breed not listed. Please attach photos of any pets to your application for review.

Leases: Leases will be sent electronically through AuthentiSign for your electronic signatures. Leases are typically sent on the same day after the security deposit has been received.

By submitting your application, you and all persons occupying the home agree to these terms.

****PLEASE NOTE THAT ALL APPLICANTS FOR A PROPERTY (CO-APPLICANTS, GUARANTOR APPLICANTS, ETC.) MUST SUBMIT SEPARATE APPLICATIONS PRIOR TO ANY APPLICATION BEING REVIEWED. ANY UNFINISHED APPLICATIONS WILL NOT BE PROCESSED.****



Instructions

Email to Don@LovejoyHomes.com for each adult:

- 1. Fully completed TAR Residential Lease Application**
- 2. Copy of driver's license**
- 3. Last 3 months pay stubs**
- 4. Last 3 months bank statements**
- 5. Pet Photos**

