

Advantis Property Management Rental Criteria

Purpose:

To ensure fairness to all people wishing to live at our properties and maintain a high-quality product, we use objective criteria to select our residents.

The Criteria:

To select a resident(s), we must be able to independently verify the following information:

1. Monthly gross income needs to be two and half (2.5) times the rent amount.
2. A report from other rental communities or home lenders on timely rent payments and trouble-free residency for the last year. Relatives and friends cannot be considered landlord references.
3. A credit rating showing a history of timely payments on past and current debts. The credit report cannot show past due debts of more than 150% of the proposed rent. If a bankruptcy has occurred it must be dismissed/discharged, positive credit established since and applicant must meet other requirements of the criteria; these cases will be reviewed on an individual basis.
4. A credit report free of forced entry detainers, judgments, liens, unlawful detainers, and unpaid collections.
5. A history of continuous employment and income or full-time student enrollment of the past year (the continuous employment does not need to be with a single employer).
6. Court records show no behavior, which would pose a danger to the safety or welfare of the other residents in the community. This includes any record of trafficking in illegal drugs.
7. The number of people who will be living in the home will be no more than two people per bedroom.
8. Lessor reserves right to refuse Comprehensive Reusable Tenant Screening Report.

How Is The Criteria Used:

When a person meets all the criteria, they can be approved, and they sign a lease agreement.

Because of exceptional circumstances, some applicants may not meet all the resident selection criteria.

In those circumstances, we may offer additional refundable deposit or lease pre-payment.

Advantis Property Management does not offer lease agreements with a "co-signer."

Leasing a Advantis Property Management Home:

1. Select your rental home.
2. Complete one application for each adult, name all the people who will be living in your home and identify those people who will be eighteen years or older.
3. Pay the appropriate fees:
 - a. The resident screening fee is paid for independently verifying that an applicant meets the resident selection criteria. Each adult will be charged a resident screening fee. This fee will not be refunded. It may take up to 72 hours to verify that you meet the resident selection criteria.
 - b. The processing/non-refundable fee pays for holding the home you selected off the rental market and for turnover costs such as normal cleaning and painting. If after verifying the resident selection criteria, we do not offer you a lease agreement, we will refund this fee, otherwise the fee will not be refunded.
4. Sign a lease agreement and pay the appropriate rent payments.
5. Carefully inspect your new home with our rental property staff and note on your move-in checklist

Handicapped Accessibility:

Our management company allows for existing rental homes to be reasonably modified to accommodate persons with disabilities. This modification and the restoration to re-modified conditions must be done at the expense of the renter. Depending on the extent of the modifications there may be a modification deposit. We ask that you follow the following process:

1. Provide us with the specific details of the work, the names of the general contractors and subcontractors.
2. Sign a modification agreement which allows you to proceed with the work, and which guarantees that the work will be done in a professional manner and that the home will be restored to its pre-modified condition if you leave; and
3. Obtain the appropriate building permits, required licenses and lien releases, and provide us with copies.

If You Are Not Approved:

You may be denied for not meeting any criteria although not limited to, one or more of the following reasons:

1. You have past due balances on your credit report of 150% or more of the proposed rent.
2. The information which you provided on the application is incomplete, inaccurate, or falsified.
3. Your rental history shows that:
 - a. During those last three years, you have paid rent late more than four times, or received more than one noise complaint, or damage to property or other non-compliance with our rental agreement.
 - b. During the last three years, you have been evicted (Forcible Entry Detainer, Unlawful Detainer, 20 or 30 Day No Cause, 10 Day for Cause, or 3 Day (72 hours) Notice); or during the last three years, you have been evicted (Forcible Entry Detainer, Unlawful Detainer, 20 or 30 Day No Cause, 10 Day for Cause, or 3 Day (72 hours) Notice); or
4. Your current or previous employers are not licensed or not listed in known directories.

Our employees are not permitted to release any information obtained through the resident screening process. If you have not been selected as a resident and you believe that you do meet the criteria, you may:

1. Contact the reference you listed on the application (property owner, employers, etc.): or
2. Contact our screening agency listed in your application determination letter to confirm fact or correct inaccurate information.

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