

RENTAL CRITERIA

Prospective Tenant the following is the standard practice Fusion Property Management and Real Estate, LLC follows regarding tenant screenings and application fees.

Applications must be complete, and all application fees paid prior to consideration. All completed applications are processed daily, Monday through Friday. Any individual 18 years and older that will be living in the property must complete the application process.

The cost is \$45.00 per screening, the screening fee covers the cost of running the background check, the time to process applications which includes following-up with references, previous landlords, and verifying income.

Verifiable Gross Income

Income requirement is a minimum of (3) three times the rent charged on the residence. Employment/income must be verifiable by the property manager.

Credit History

Should show that the potential tenant has paid bills and does not have a history of debt write-offs of accounts that have gone to collection. Money owed to a previous landlord is cause for denial. Placement may also be denied due to poor credit history. Our credit checks are completed through out application process via Buildium. Buildium utilizes TransUnion who provides us with a credit score and a tenant "Residence Score" based on;

- Payment History- your personal track record of paying bills
- Utilization- The proportion of credit being used
- Credit History- How long your credit has been active
- Credit Thickness- Magnitude of credit extended to someone
- Inquiries- Information related to your credit seeking behavior

Guarantor

If a guarantor is required, they must meet the following requirements;

Complete the application and pay the application fee.

Must meet all the same requirements as the applicant and have a strong credit rating.

Verifiable income of at least 3 (three) times the rent and their own rent or mortgage payment.

Criminal Background Check

Applicants convicted of a felony may be rejected, depending upon the offense. We suggest you speak with the agent responsible for the rental you are interested in. If you have been convicted of a misdemeanor involving dishonesty or violence within the past five years, we will reject your application.

Pets

Many of our Rentals are pet friendly and do allow pets. However, the decision of allowing pets is the homeowners. If there is a property that interests you, please call or email us to be sure the pets would be allowed. Provide us with the property address, animal type and quantity.

If the pets are allowed, the Refundable pet deposit ranges from \$150.00 to \$500.00 per pet, due at move in.

Service, Companion, and Assistive animals are required to submit documentation as part of the rental application and screening process.

Rental History

Applicants cannot have history of any damage to the residence, or any outstanding balance due to a previous landlord. If applicant has no prior rental history, then you may be asked to provide a qualified guarantor.

No Forcible Entry and Detainers (evictions) unless you have verifiable documentation of landlord irresponsibility. Forceable Entry and Detainer's due to property damage, unpaid rent, drug use, or any criminal activity by the tenant will not be accepted under any circumstances.

Federal Housing Laws

Fusion Property Management and Real Estate, LLC does business in accordance with the Fair Housing Amendments Act. Agents understand it is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. This applies the sale or rental of housing or residential lots. It also applies to advertising, financing, or the appraisal process. If you feel this office has discriminated against you please contact the Employing Broker, Tonya McFarland at tonya@fusionbegins.com.