



PROPERTY HAVEN

## Rental Criteria

### Complete application form at:

<https://propertyhaven.managebuilding.com/Resident/rental-application/new>

Prospective tenants will need to provide the following to complete our application process (Email them to [propertyhavenatl@gmail.com](mailto:propertyhavenatl@gmail.com) :

- Copy of driver's license or another valid government-issued picture ID
- 3 or more most recent pay stubs, with name and other relevant information clearly visible. Applicants' combined gross income **must be** at least three (3) times the monthly rent amount.
- 3 or more most recent bank statements showing direct deposit information. Your name and other relevant information must be clearly visible. All pages must be included.
- Two to five years of rental history including the name, address, and phone numbers of landlords with the dates of tenancy (sources must be professional -- family and friends do not count).
- If you are self-employed, your income must be verifiable through a CPA-prepared financial statement or most recent tax returns and bank statements.
- Non-refundable application fee (\$65 per applicant)

### Rental History or Home Ownership:

To complete this rental application, you must provide 2-5 years of rental history, including the name, address, and phone numbers of landlords with the dates of tenancy. Rental history must be verified from professional sources. If your only rental history is from a biased source such as family or friends, you have not fulfilled our required rental history requirements.

If you have less than 2 years of verifiable rental history, you may have to pay 2-times deposit.

If you owned rather than rented your home during the previous 2-5 years, you will need to furnish mortgage company references and/or proof of ownership or transfer from the past 2-5 years.

You will be automatically denied for any of the following reasons:

- You have been evicted within the last 5 years.
- You have broken a lease within the last 5 years (unless you have valid reasons with supporting documentation).
- You owe money to a previous landlord or apartment complex.
- Falsified landlord information.
- Excessive late payments
- Lease violations



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**Credit History:**

We prefer applicants to have a FICO score of 600 or above. If your FICO score is below 600, or if your credit report does not show a FICO score, or you have insufficient credit lines or excessive collections, you may be required to pay a higher deposit (2 month’s rent), or your application may be denied. We consider other factors such as rental history and income, and such applicants are reviewed on a case by case basis. If you filed for bankruptcy within the last two years, your application will be automatically denied.

- Credit Score 600 or above: 1 month security deposit
- Credit Score 550-599, 0 or NA: 2 months security deposit
- Credit Score 1-549 will be declined.

**Co-signers** are eligible to help increase your credit score if needed. Qualified co-signer’s Credit Score must have a minimum of 700 or higher.

Example:

Applicant Credit Score = 550 + Co-signer Credit Score = 700, Average Credit Score = 625

**Maximum Occupancy:**

Please note that these are the maximum number of occupants who may occupy homes with the number of bedrooms noted:

- Efficiency - 2 Occupants
- 1 Bedroom - 3 Occupants
- 2 Bedrooms - 5 Occupants
- 3 Bedrooms - 7 Occupants
- 4 Bedrooms - 9 Occupants
- 5 Bedrooms - 11 Occupants

**Roommates:** 3 or more adults, non-related persons will be considered roommates.

- 3 Bedrooms - 3 Roommates = 3x the Monthly Lease Amount Cash Deposit
- 4 Bedrooms - 4 Roommates = 4x the Monthly Lease Amount Cash Deposit.
- 5 Bedrooms - 5 Roommates = 5x the Monthly Lease Amount Cash Deposit.

**Credit Maximization Program (OPTIONAL):** Property Haven offers rent reporting through Buildium to help build or jumpstart your credit. On-time payment activity will be reported to all 3 major credit bureaus automatically—Equifax®, Experian®, and TransUnion®<sup>3</sup>

Tenants can sign up for the program via the web-portal for a fee of \$4.99/month.



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**Criminal History:**

We conduct an authorized criminal background check on all applicants as a part of the application process.

**We Do Not Rent To Any Person Required To Register As a Sex Offender**

**Eviction History:**

If you have been evicted from a property within the past five years, your application will receive an automatic rejection.

**Pet Criteria:**

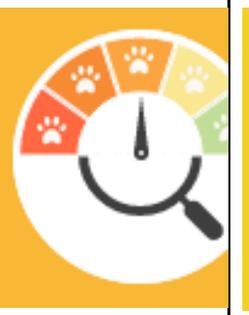
Policies on domestic pets will vary from property to property. We understand that a pet plays a significant part in many people's lives, so we strive to allow most animals in most of our rental properties. Please make sure to ask if the property that has caught your eye accepts pets. Pet Screening Profiles are required for **every applicant** applying for one of our properties. Pet Screening provides a risk level assessment for each pet profile which is based on the over risk of the pet. Pet Fees are based upon those Paw Score Risk Levels. Pet Screenings & Policy Affirmations can be completed by going to: <https://propertyhaven.petscreening.com>

Regardless of prior consent, Property Haven reserves the right to have any pet removed from the property if it is determined that the pet poses a threat to the safety or condition of the property or any people in the property or the community.

Property Haven charges a non-refundable pet deposit and a pet fee each month for each of your pets. The term “pet fee” is simply a fee you will pay for the allowance of your pet to occupy the rental unit with you. Pet fees are charged on a monthly basis and are paid with your property rent. The charges breakdown as follows for each paw score risk level and caged pets:

**Pet Processing & Lease Addendum Fee for Pets\***

Pet Processing Fee	\$25 (Per Pet)
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<b>1 Paw - \$50</b>	<b>2 Paw - \$45</b>	<b>3 Paw - \$40</b>	<b>4 Paw - \$35</b>	<b>5 Paw - \$35</b>
<b>Non-refundable deposit - \$450</b>	<b>Non-refundable deposit - \$450</b>	<b>Non-refundable deposit - \$450</b>	<b>Non-refundable deposit - \$400</b>	<b>Non-refundable deposit - \$400</b>

**Pet Fee (Paid Monthly with Property Rent)**

*Dogs & *Cats	<b>Based upon Paw Score</b>
Caged animals	\$15

At no time will any unauthorized pet be allowed on the premises, even briefly, without express written permission from Property Haven, LLC

We generally do not accept more than two pets. The following guidelines will apply:

- No aggressive or mixed aggressive breed dogs will be allowed. The following is a partial, but not all-inclusive list of dogs that are generally rejected: Akita, American Bull Dogs, Belgian Malinois, Chow-Chow, Dalmatian, Doberman Pinscher, Dogo Argentino, German Shepherds, Husky/Alaskan Malamute/Wolf Hybrid, Kerry Blue, Pit Bull Terriers, Presa Canario/Cane Corso, Rottweiler, Russian Shepherds, Staffordshire Terriers, Terriers
- Licensed Service Animals such as Seeing-Eye dogs, are not considered domestic pets, and are exempt from many pet restrictions.
- Misrepresentation of the breed(s) of your dog(s), or possession of any poisonous, dangerous or unauthorized / illegal pets or endangered species will result in termination of your lease.
- You will be responsible for the prompt removal of any pet waste from the property.



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- Pet policies are strictly enforced, and any breach of this agreement is considered grounds for termination of your lease.

**Pet Payment and Monthly Pet Fee**

If a property owner accepts a pet, you will be charged the following pet-related fees:

- One-time Non-Refundable Pet Fee starts at \$400 per pet (pet fees may vary depending on the property and FiDO score).
- Monthly Pet Fee starts at \$35 per pet and varies based on FiDO score.
- Caged pets: Caged pet fee is \$15/animal.

**Funds Required:**

Property Haven, LLC charges a non-refundable application fee of \$65 per adult. Once you submit the application, the application fee will not be refunded for any reason.

**Property Owner Approval:**

Ultimately, the property owners can make final decision to deny or approve an application.

**After Approval - What To Do?**

Once you receive notice from Property Haven, LLC that your application has been approved, you must sign the lease and pay the following monies in either certified funds within 3 business days of notice from Property Haven, LLC:

- Deposit
- Non refundable pet fee

You will pay one full month’s rent upon move-in. If your lease does not start on the 1st of the month, you will still pay one full month’s rent upon move-in and pay prorated rent the following month.

\*\*\* Please Note: Multiple applications can be taken for the same property. Tenant selection in such a case should it arise will be based not on the first application but on the best qualified application.

**Property Condition:** Applicant is strongly encouraged to view the Property prior to signing any lease. Landlord makes no express or implied warranties as to the Property's condition.