

CRITERIA FOR FUTURE TENANT SELECTION

Thank you for choosing Sharma Homes for your new Home!!

Sharma Homes does not discriminate against any person based on race, color, religion, gender, national origin, familial status, or disability. The rental criteria listed below explains the policies of this community with regard to standards that must be met by each applicant in order to be approved for residency.

AGE: A rental application must be processed on all prospective residents 18 years of age or older. An application fee must be paid for each applicant.

APPLICATION COSTS AND FEES:

- Application fee (Non Refundable - Per applicant)

CREDIT HISTORY:

- Applicants with charge-offs, unpaid debts, or a history of delinquent payments may be denied tenancy.

IDENTITY VERIFICATION: Applicant must provide a valid government issued photo I.D.

INCOME & EMPLOYMENT REQUIREMENTS: We require that your combined household gross monthly income be equal to or greater than three times the market rent.

PROOF OF VERIFIABLE EMPLOYMENT AND /OR VERIFIABLE SOURCE OF INCOME:

- 2 most recent pay stubs
- Employee Reference contact and phone

INCOME FOR SELF EMPLOYED INDIVIDUAL CAN BE VERIFIED AS FOLLOWS:

- 3 months of bank statements
- Signed tax returns for the last 2 years to show predictable income
- Adequate gross income-to-rent ratio; 3 to 1 (rent should not exceed 33% of your income)

PETS POLICY:

If permitted by property owner, pets are allowed provided that permission has been obtained in writing and references have been returned by previous landlords or supplied by a qualified and verifiable party.

- A clear picture of each pet must be submitted with your rental application
- An additional Pet security deposit, pet non-refundable fee and pet rent, typically per pet may be due.
- Dog of a perceived vicious breed (or mixture thereof) are not allowed: e.g., Akita, Pit Bull or American Staffordshire Terrier, Bull Terrier, Bullmastiff, Chow, Doberman, Rottweiler, German shepherd, Mastiff Breeds, etc.
- Dogs must be on a leash at all times when outside.
- If you have a fish, you are still required to pay the above pet fee on the fish. Fish aquariums/tanks must not be any larger than 25 gallons.
- Birds are not allowed.

- No caged or exotic animals are allowed.

PUBLIC RECORD & RENTAL HISTORY:

Each rental applicant must be able to demonstrate a pattern of meeting their rental or mortgage obligations, leaving prior properties in good condition and not having a pattern of complaints from neighbors. Applicant should be able to provide references from previous housing providers(s) for a period of the past 3 years.

- If applicant has prior rental experience, good references from prior landlord(s)
- No documented comply or vacate notices or late payments in the last 24 months
- No prior evictions on applicant(s) record

RENTER'S INSURANCE:

- All lease holders are required to maintain renter's insurance. It is your responsibility to provide proof of insurance prior to move-in.