Please carefully review the following guidelines before submitting your application.

Requirements

- All adults 18 and over must fully complete separate applications.
- RPM Central Valley requires a $50.00 processing fee to be paid for every application. This fee is non-refundable once the application is processed.
- Valid Government ID + Social Security Card
- Net combined household income should equal 2.5 times the rental amount.
- Renter's Insurance is required with a minimum of $250,000 in coverage with an endorsement that covers backup & overflow.
- Applicants must view the property in person. We will not rent sight unseen. Sorry, no Facetime.

Income Guidelines

All income must be legal, verifiable, and in writing. All Employers will be contacted.

- For Employed: Submit copies of last 2 months of pay stubs.
- If Self Employed: Submit Schedule 1040 of last 2 years Fed. Tax Returns + 6-month P&L Statement
- Other Sources of income: Submit award letters for any other sources of income (Examples: SSI/Housing Voucher/Retirement/New Employment) and proof of their deposit with bank statements if applicable.

Rental or Mortgage History Guidelines

All Rental Verification must be in writing. All Landlords will be contacted.

- Rental references will be considered unverifiable if after 5 business days your current landlord does not complete residence verification.
- Previous unlawful detainer (eviction) lawsuit in the last 7 years, or any default on any obligation of a rental agreement or lease (i.e. late payments, NSF Checks, noise complaints) would be grounds for denial of an application.

REAL PROPERTY MANAGEMENT™ CENTRAL VALLEY

Credit Guidelines

All applicants must submit to a credit history check.

The following items MAY disqualify rental acceptance OR be the grounds for denial of an application:

- History of accounts in collection status.
- History of delinquent payments.
- History of delinquent rents.
- Any bankruptcy proceeding in the last 5 years.
- Credit score of less than 630.

Pets and Animals

Not all properties accept pets.

- If pets are allowed there is an additional $500.00 deposit and $195.00 processing fee per pet.
- If pets are allowed, they must be added to your Renter's Insurance policy.

Time is of the essence. Applications are processed in the order they are received. Applications will not be pre-screened. The first complete and qualified application will be awarded the right to lease the property. An approved application does not guarantee you *any* available property. If your application is acceptable but *not approved* for the property for which you are applying, your application can be used to apply for our other available properties for a period of 30 days. If your application is denied, you may begin the application process only after a period of 6 months has passed.

REAL PROPERTY MANAGEMENT CENTRAL VALLEY DOES NOT ADVERTISE ON CRAIGSLIST OR FACEBOOK

Your processing fee pays for the following: Credit Report, Employment Verification, Residence Verification $25.00

Staff Time	$25.00
Minimum Cost to RPM Central Valley	$50.00