

RENTAL REQUIREMENTS

If you'd like to submit an application to rent one of our properties, download and complete our [Rental Application](#).

Please consider the following in order to get your application approved by the owner.

1. Please be sure the application is filled out completely, including all telephone numbers and names of contact people for the last two years. The application must be signed by the applicant.
2. A separate application is required for all adults 18 years and older.
3. A \$45.00 application fee and property specific deposit MUST accompany each application. NO application will be processed without this fee and deposit.
4. Reliable documentation and telephone numbers for all income must be provided (no exceptions). If self-employed, you will need to supply last year's tax returns and documentation for the current year. Other income such as retirement, child support, etc. must have reliable documentation.
5. A copy of a valid photo identification (driver's license, military I.D. or state I.D.) must be provided with the application in order to process.

Please note the following procedures and policies to qualify for one of our properties.

1. Qualifying is based on income, credit, landlord history or ownership. (Point system)
2. Your income must be at least 3 times the monthly rent. (Gross monthly income)
3. Any Chapter 7 bankruptcy must be discharged at least one (1) year. Chapter 13 bankruptcy must show 12 months current payments.
4. The processing fee is non-refundable.
5. Pets must be approved by Adami & Associates Realty If the pet is approved, there will be a \$250.00 deposit and a \$250.00 non-refundable pet fee(per pet-2 pet max). This fee is required whether they are an "inside or outside" animal. Payments will NOT be accepted-Full \$500.00 will be due upon move in.

6. If your application is approved the lease must be signed within 3 days of approval. Properties may be held for only 2 weeks.

7. If approved the first month's rent and pet fees/deposits will be due upon move in. NO CASH will be accepted.

8. Your application will be declined if you owe back child support.

9. Criminal history will be checked, Adami and Associates may deny application depending on the nature of the offense. Felonies will result in an automatic denial.

10. The resident should determine if the necessary utilities are available for residents use.

We look forward to the timely approval of your application. Thank you for choosing Adami & Associates Realty, your Ideal choice for property management services.