The following standards will be used to evaluate your application for tenancy. You must meet the following standards to qualify to sign a rental agreement with us. Applicants are evaluated on the same standards on a first-come/first-served basis, one person or family at a time. Any incorrect inconsistencies on the application will result in an automatic denial of the application.

* **NON-REFUNDABLE APPLICATION FEES $55.00 Total ($25.00 Application Fee + $30 Tenant Screening Fee)**: Each applicant over the age of 18 must pay the application fees and consent to have a background check done on them. Co-signers must also pay the application fees and give the same consent as the other applicants.
* **SECURITY DEPOSIT**: Approved Applicants must pay in full within 3 days of approval the amount of the security deposit (including any additional deposit amounts for pets or other reasons). Failure to do so will result in an application denial.
* **PHOTO IDENTIFICATION**: All applicants over the age of 18 must provide current government issued photo identification at the time of application. **Email photo identifications to forestpeakpropertiesllc@outlook.com**
* **EMPLOYMENT REQUIREMENTS**: Employment history should show that the applicant has been employed with their current employer for at least 6 months. Exceptions can be made for recent graduates who provide proof of graduation, current students who provide proof of enrollment, and self-employed applicants who provide a CPA-prepared financial statement or most recent tax return. Applicants with less than 6 months of employment with their current employer may be approved if they pay an additional security deposit or have an approved co-signer and provide proof that they have been employed with their current employer for 2 months or were employed with their previous employer for at least 6 months. All employment history will be verified by contacting the employer.
* **INCOME REQUIREMENTS**: The combined income of all persons living in the rental home must be at least three times the monthly rent. Applicants who do not have the requisite income will be considered if they provide a co-signer or provide proof of cash reserves equal to at least 12 times the monthly rent.
* **RENTAL HISTORY**: Applicants must provide the name and contact information of their previous two landlords, or all their landlords in the last 5 years. Applicants must also provide all the addresses where they have lived for the last 5 years. Applicants will not be approved if they have had any evictions, defaults in lease agreements, a history of repeating late rental payments, or if they owe any money to any other landlord.
* **CREDIT HISTORY**: Your credit history must reflect that all accounts are current. Applications will be denied if you have filed for bankruptcy in the last 2 years, or if you have any bankruptcies that have not been discharged at least one year prior to the application. All collection accounts must be “paid in full as agreed.” Applicants with past due accounts or accounts in collections may qualify if they pay an additional security deposit or have an approved co-signer.
* **RENTER’S INSURANCE:** Applicants will be required to provide proof of renter’s insurance within 15 days of the lease initiation date. Failure to do so will result in a $60 a month penalty until resolved. Please note that you can obtain renter’s insurance through our online portal.
* **CRIMINAL HISTORY**: Your application may be rejected if you have been convicted of a crime against any person or property that would present a threat to the owners, neighbors, or the rental property. Applicants on a publicly available list of offenders who are required to publish their address will be denied.
* **MAXIMUM OCCUPANCY**: 2 occupants per bedroom plus an additional occupant for each Rental Home. i.e., 3 in a one-bedroom/studio, 5 in a two-bedroom, 7 in a three-bedroom, etc.
* **PETS**: Pets may be approved if they meet the requirements listed on our pet lease. There is a sample pet lease agreement in the document section that you can refer to. Please note that we have a two-pet limit on all of our properties. You can reach out to our manager if you have any further questions.
* You will be notified if your application is approved. You will have 48 hours from the notification of your approval to sign a lease agreement. If you do not, then other applicants may be considered and given the opportunity to sign a lease. All deposits, fees, and rents must be paid before any applicant occupies the rental property.

**We are committed to equal housing opportunity and provide housing opportunities regardless of race, color, religion, sex, national origin, physical or mental disability, familial status, source of income, sexual orientation or gender identity.**