

# Application Questions

## Q? What are the Application Fees?

- A. The Application Fee is \$35.00 per adult

## Q? What items are required with the Application?

- A. We require the following information for ALL occupants 18 years and older
1. Complete Online Application and pay \$35.00 Application Fee (please list your current landlord as a reference)
  2. The following documents must be faxed to 859-647-9994 or emailed to [deniganproperties@gmail.com](mailto:deniganproperties@gmail.com)
    - a. Last 2 months bank statements for all accounts
    - b. Last 2 months paystubs or other verifiable proof of income such as Benefit Award Letters
    - c. Copy of Picture ID

## Q? When will I know if I qualify?

- A. It will take 24-48 hours AFTER we receive all information to inform you of our decision.

## Q? Should I get my application pre-approved?

- A. You are welcome to submit an application for preapproval; however approvals are only good for 30 days. After 30 days you must supply updated bank statements and paystubs in order for us to approve you for a specific property

## Q? Do you check credit?

- A. Yes our online application will pull a credit report; however we do not base our decision solely on credit.

## Q? What criteria do you use to make your decisions?

- A. In order to qualify we require the following:
1. Net Income (Bring Home) must be 3x what the monthly rent is. Ex. If the rent is \$1,000.00 per month, your bring home pay must be at least \$3000.00.
  2. No Evictions in the last 5 years
  3. Satisfactory rental history
  4. Stable Employment History
  5. No excessive financial obligations
  6. Satisfactory Background Check

## Q? How long are your leases?

- A. We prefer 3 year leases; however in some circumstances will sign a 2 year lease.

## Q? Can I sublease my house?

- A. No we do not allow tenants to sublease their house

## Q? Do you accept co-signers?

- A. In certain circumstances we will. The co-signer will have to complete the application process and supply the required information. The co-signor will be named on the lease and will be responsible should the tenant breach the lease.

## Q? Do you accept Pets?

A. We are Dog friendly as long as the following guidelines are followed:

1. There is a \$500.00 non-refundable pet deposit that must be paid at the time the lease is signed.
2. There is a \$25.00 per month Pet Rent per pet
3. There is a 2 dog limit per household
4. No dogs of a vicious breed or with a history of biting are allowed
5. Dogs must be up to date on all immunizations and proof will need to be provided within 7 days of the lease signing.
6. Dogs must be properly licensed in the county where your home is located. We do require proof that the animals are licensed.
7. Dogs are to be kept on a leash or chain or inside a fenced area at all times.
8. Damage to the property (inside or out) caused by the pets will be charged to the tenant.
9. Excessive complaints regarding the pet or excessive damage caused by the pet to the property will be grounds for removal of the pet
10. Failure to remove the pet, remedy complaints, and repair damage caused by the pet could result in additional measures up to and including eviction

## Q? What if I decide to get a pet after I move in?

A. You would be responsible for contacting the office and completing a Pet Agreement and paying the non-refundable Pet Deposit. You would also be paying the \$25.00 per month per pet fee. Failure to inform us of the pet could result in additional measure up to and including eviction

