RENTAL APPLICATION PROCESS AND CRITERIA

Thank you for your interest in residing at our property. Ingenious Asset Group's (IAG) policy regarding criteria for approving rental applications is based on sound business practices. IAG is interested in renting to credit worthy and financially qualified residents. IAG encourages anyone interested in our available homes to apply.

The rental application processing fee is non-refundable. **APPLY ONLINE AT www.IAGPM.com**

All prospective residents over the age of 18 must complete a rental application. If the information is not complete, the application will be delayed from being processed and may be declined.

IAG bases the decision to rent on the following factors:

- *Credit History*: The credit report plays the most important role in determining the approval of an application. IAG seeks applicants with good to excellent credit history. Applications will be declined if the applicant has a history of paying creditors late, accounts have been referred to a collection agency, and creditors have closed accounts or charged them off because of non-payment and recent bankruptcies.
- *Income Stability*: IAG seeks applicants with stable income with little to no gaps of employment. Employment history must be verifiable. Self-employed applicants must present copies of their most recent two years tax returns and three months recent bank statements.
- *Sufficient Income*: Monthly income should be sufficient to pay the rent. Rent should not be more than 1/2 of your income (at a minimum) and your monthly liability (debt threshold) as indicated on your credit report.
- *Previous Rental History*: Verifiable rental history from the owner or property manager from your current and previous landlords. If you have an eviction in the past, your application is more likely than not to be declined.

IAG accepts co-signers. All co-signers must complete a separate rental application.

Full time students and/or foreign students who are completely dependent on their parents/guardians and/or have qualified for student loans (foreign students must present an I20 form) may be considered with a local co-signer/guarantor and or an increased security deposit per the legally allowed limit. All student information must be verified.

The following documentation is required to be submitted for all applicants over the age of 18 as well as all local co-signers. If information is missing, the application will be delayed from being process and may be declined.
- Completed rental application for each prospective resident over the age of 18
- $35 application fee for each application (cash or money order only)
- Government issued photo ID
- 3 recent paystubs.
- If self-employed, two years recent tax returns and three months most recent bank statements.

Applications are processed in the order received. **The rental application processing fee is non-refundable**.