

APPLICATION REQUIREMENTS

Required Information

- Government Issued ID
- Verification of income (pay stubs from the last 90 Days, 2 years tax returns if self - employed, or Letter of Employment)
- Landlord contact info for last 2 years
- All adults age 18+ must apply & pay a \$45 app fee

Security Deposits and Move-In Costs

- The security deposit and first month's rent are required to be paid in full before moving in (applicant's lease start date is a determining factor). The lease start date must be within 14 days from the date the property is available. Please check the available date listed on the advertisement.

YOUR APPLICATION WILL BE DENIED FOR ANY OF THE FOLLOWING:

- Income less than 2.5x monthly rent.
- A minimum credit score of 580 from at least one applicant is required.
- If self-employed, a minimum credit score of 650 is required.
- Any eviction judgments within the last 10 years.
- Any unpaid utility or landlord debts.
- SSN (Social Security Number) / TIN (Taxpayer Identification Number) on application doesn't match on the credit report.

APPLICATION FEE IS NON-REFUNDABLE

Please confirm there is no pending application before submitting application. Applications are taken on a first come first served basis by when application is fully completed by all applicants. If you apply for a property that has a pending application and the applicant in front of you takes the property, you will be offered to switch to another property you are qualified for or we can keep your application for 90 days on file. - **APPLICATION FEE IS NON-REFUNDABLE**

Jacob Grant Property Management strictly adheres to all Federal and Idaho State Fair Housing Laws. Our rental policy stated below is intended to evaluate the applicant's ability and willingness to pay rent on a timely basis without regard to race, color, religion, national origin, sex, disability, familial status, and ancestry. A thorough review of each applicant's identification, employment, income, credit history, criminal background, and previous residency is required for approval. Negative credit or rental history and/or a low-income ratio, may result in the requirement of an increased security deposit and/or cosigner/guarantor or in denial of your application.

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DO NOT APPLY IF YOU HAVE NOT SEEN THE PROPERTY (In-Person or Video Tour). YOUR MONEY WILL NOT BE REFUNDED

All prospective residents 18 years of age or older are required to complete and sign an application. The information contained in the Application is made under penalty of perjury. Any false statements made on an application are grounds for denial and punishable by law.

Required paperwork necessary for consideration of Applicant:

1. Application: Fully complete and signed (one per applicant 18 and older)
2. Income Verification for each applicant
3. Government Issued Valid Photo ID (for each applicant over 18)
4. Application Fee (for each application, including any Cosigner/Guarantor)

Process: Applications are processed daily on a first come first serve basis. Application is only considered received once all required documents are submitted. If application is not complete within 7 days of applying, the application will be processed as is and may be denied due to insufficient information. Please confirm property availability before filling out application. If property is unavailable or already rented, we can only offer to switch you to another property.

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Credit History: Applicants with no credit history or negative credit reporting, including but not limited to, late payments, collection accounts, default on loans, repossessions, and civil judgments may result in increased security deposit and/or cosigner, and/or denial of the application. Current collections from other property management companies or utility providers may result in immediate denial. A minimum score of 580 from at least one applicant is required.

Criminal History: Criminal background checks are performed on all applications. Applications may be denied based on criminal history.

Previous Residency: Applicants must provide location and valid contact information for all previous residences over the last 2 consecutive years. Failure to provide this information and/or a favorable report from previous rental verifications may result in the requirement of an increased security deposit and/or cosigner/guarantor or in denial of your application.

Income Verification: Applicants must provide verifiable proof of current gross income equal to or greater than three (2.5x) times the monthly rent. Acceptable forms of income include:

1. 90 days of consecutive pay stubs including the most recent pay period.
2. Financial support Documents (child support, alimony, pension, retirement, financial aid, etc)
3. Government Income Sources (unemployment, social security, disability, etc)
4. Federal tax returns (Form 1040) for the past two (2) years if self-employed
5. Offer Letter of Employment

*Bank statements may not be considered verifiable income, but may be reviewed.

Identification: Valid Government Issued Photo Identification is required to determine the true identity of each applicant. Acceptable forms of identification include but are not limited to, a government-issued: Driver's license, Identification Card, Visa or Passport, Military ID, etc. Any applicant who cannot properly establish their identity may be denied.

Occupancy Standards: We follow the industry standard for occupancy. In some cities, this is

mandated as 2 people per bedroom. Please note that these limits refer to all persons residing in the home, including occupants under the age of 18 who do not submit an Application to Rent. We abide by all local housing authority codes and regulations regarding occupancy.

Cosigner/Guarantor: Only one (1) cosigner per home will be considered. A cosigner/guarantor must submit an Application, including all required support documentation, and shall be subject to all application policy requirements, including, but not limited to, application fee, income verification and identification. A cosigner/guarantor who does not meet the credit, rental and income requirements will be denied. Any approved cosigner/guarantor will be listed on the lease agreement.

Pet Screening and Policy: Unauthorized pets are not permitted in any of our rental homes. Please be advised that ALL applicants (with or without pets) must register at <https://petscreening.com/>. Please visit <https://jacobgrantpropertymanagement.petscreening.com/> to view full Pet Policy and restrictions. This is required regardless of pet status.

Renters Insurance Policy: Renters Insurance is required at all times during tenancy. The resident may bring a copy of the certificate of insurance naming Jacob Grant Property Management. The resident agrees to have renter's insurance at all times. The Owner will not be liable or responsible in any way for loss or damage to articles or property belonging to Resident(s) or their guests except those resulting from Owner's willful or negligent acts.

Property Condition: Applicant is strongly encouraged to view the property prior to signing the lease agreement. Landlord makes no express or implied warranties as to the property's condition. Properties are rented in AS IS condition unless otherwise specified in the lease.

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UPON APPROVAL:

- The applicant(s) will be notified by email and/or text.
- Completion of the PetScreening process is required (for ALL applicants, regardless of pet status)
- Once your application has been approved, you will have 48 hours to sign your lease agreement and submit the required security deposit funds via your Tenant Portal.
- Once the lease has been signed and funds have been received, we will take the property off the market. If the lease is not signed or the security deposit is not paid in full within the allotted time, we reserve the right to cancel your application and process the next application received.

*** All programs mentioned or offered at Jacob Grant are subject to change without prior notice. Please check with your leasing agent for current program participation***

Application Fee For:

Applicants/Co-applicants (roommates, spouse): \$45.00

Co-signer/Guarantor: \$45.00

We do not accept cash.

Credit Card Convenience Fee: \$9.99

No Fee for Debit Card or ACH