

MARSHALL REDDICK

REAL ESTATE | PROPERTY MANAGEMENT | PRIVATE LENDING

Submitting Application

1. Application fee is \$45.00 per applicant, non-refundable.
2. Submit full application and all required documentation via: management.marshallreddick.com
3. Submit copy of Government issued ID for every applicant over the age of 18.
4. Applicants must submit proof of monthly gross income equal to a minimum of three (3) times the monthly rent. Income will be verified by submitting one or more of the documents listed below:
 - Paystubs for the last 30 days for each applicant
 - Self-employed must submit prior year's filed tax return and P/L Statement
 - Offer letter from new employer with contact information for verification
 - Official records providing retirement, disability, social security, alimony, pension and/or child support benefits, etc.

Application Guidelines

All conditions of the application process must be met for the applicant to receive an approval.

- Minimum of 36-month positive rental history.
- If negative rental history (including, but not limited to: evictions, late payments, current or past outstanding debts to previous landlord, etc.) is found, then an application may be denied or subject to an increased security deposit at our sole discretion.
- Approved applicants will be required to carry and submit a copy of renter's insurance.
- Applicants with felony convictions will be denied.
- Applying for a home does not guarantee its availability.
- Applicants with credit scores under 600 or applicants without established credit are subject to our sole discretion to determine if income and background are sufficient to approve the application.
- We may require an increased security deposit for credit scores under 600.

Pet Policy

Only applies if the property you are applying to is pet friendly:

- All pets must be disclosed on the application and we will review as a part of the application.
- A maximum of two (2) pets are allowed in a property.
- 65lb max weight per pet.
- No known aggressive breeds or exotic animals are allowed.
- A \$400 deposit is required per approved pet and refundable at our discretion.