

Welcome to East West Properties!

Hello Applicant!

Thank you for your interest in renting a property from East West Properties! We take pride in providing the best service possible to our residents. **Please read the following information carefully, and make sure to provide ALL documentation required along with the application fee for each applicant(s) over 18 years of age in order for your application to be processed. All properties require a minimum one (1) year lease. A \$150 administrative fee will be required for all approved applications (one fee per household i.e. three applicants apply, only one \$150 admin fee will need to be paid) and will be required upon approval. This will need to be paid along with the Security Deposit within 48 hours of approval, to hold the property.**

Submitting Application

1. Application fee is \$45.00 per applicant, non-refundable.
2. **Submit copy of Government issued ID for every applicant over the age of 18.**
3. **Complete ALL required fields of the Application Form below.**
4. **Applicants must submit proof of monthly gross income equal to a minimum of 2.5x (two and a half) 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.
 - 2 months bank statements required.

Application Guidelines

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

- Submit a fully completely and signed application along with uploading paystubs and ID's where instructed to do so
- 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 may be denied based on the nature of the crime and will be evaluated on a case by case basis.
- 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: Rottweilers, Pitbull Terriers, Wolf-Hybrids, Chow Chows, Doberman Pinschers, Cane Corsos, German Shepherds, Alaskan Malamutes, Akitas, Siberian Huskies, Presa Canarios, Staffordshire Terriers, Akitas, Great Danes.
- An additional \$400 deposit per pet will be added on to your security deposit and refundable at our discretion.

Applicant Consent

WE ARE AN EQUAL OPPORTUNITY HOUSING PROVIDER. We fully comply with the Federal Fair housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing regulations.

The undersigned applicant(s) and/or co-signer(s) agree that they understand the Applicant Selection Criteria and consent to allow East West Properties to obtain the consumer report and/or criminal record information required pursuant to the applicant(s) intent to lease a property. Upon request, East West Properties will provide the consumer reports that were requested and the names and addresses of any consumer reporting agency that provided such reports.