

OLDHAM MURDOCK

➤ PROPERTIES ◀

BUY · SELL · RENT · RENOVATE · FINANCE

Easy Steps for Moving into Your New Home

Making your upcoming move as easy and quick as possible is our number one goal. We know you're looking for a home that you will find comfortable and a pleasure to enjoy with your family. Below are some of the important things that will help you in this experience.

Our approval process is designed to give every consideration to any person interested in living in one of our properties. We focus on the **3 C's** — Credit • Capacity • *and* Character. We understand there are bumps in life so we look at all circumstances. We look at current income and work histories — current and previous rent histories and, — credit reports, and criminal background histories. All is evaluated and considered to determine whether our approval criteria has been met. Marginal credit is taken into consideration in light of an applicant's personal circumstances. In every case we attempt to make a judgment that is logical, fair, and in the best interest of prospective tenants and the owner's requirements.

The following is a list of qualifying standards we follow:

- An application must be completed for each individual who will live in the dwelling unit over the age of 18 years old.
- Each applicant must have a legal and verifiable Social Security card.
- Prior to being approved for tenancy each applicant must provide photo identification such as a valid Driver's License, military or state photo ID card, or passport. Photo ID must be full color and easily readable.
- Total gross monthly income for applicants entering into a lease must be equal to or greater than 3.35 times the monthly rent. All income sources must be legally verifiable.
- Previous tenancy history must be verifiable and favorable.
- Tenants must be able to acquire utility services in their own name. Failure to maintain services under their own name will be a breach of their lease and subject them to eviction.
- Prospective tenants must have a clean criminal record - no felony convictions and no misdemeanors in the last 7 years.
- All information on the application must be verifiable. Income sources must be verifiable as follows: copies of two (2) concurrent pay stubs are required for each applicant plus — where applicable — copies of Child Support awards, SSI awards, and/or any other non-employee compensation must be provided.
- Newly employed applicants will be required to provide an original new hire acceptance letter on company letterhead with hire date and starting salary. Self-employed applicants will be required to provide copies of tax returns for the last two years.
- An in home walk-through of your current residence may be required prior to approval of application.

Pet Policy: We like pets that are well behaved, not too big, and not aggressive or menacing plus, most importantly — owned by people who take full responsibility for controlling them at all times. Let us know what you have and we will try and accommodate your needs.