

RE/MAX Of Hot Springs Village Rental Policy

General:

Applications must meet the requirements of RE/MAX Property Managements guidelines. Each applicant, **18 years of age** and older, must complete a separate application and pay a non-refundable application fee of **\$20** per each individual applicant.

Showings:

Please email us at remaxrentalshsv@gmail.com or phone us at (501) 922-3777. We will gladly work around your schedule. Sorry, for the safety of our staff, no showings will be made after dark.

Processing:

All applications will be complete with the processing fee paid, **prior** to RE/MAX processing the application(s). A copy of any **state or federal issued ID** is required in order to complete the application.

Guidelines for Acceptance

Rental History:

Applicants must provide **reliable references**. **Relatives are not an acceptable form of a reference**. Applicants must be in good standing with prior rental references and not show any evictions, or broken prior leases through Rent Bureau. Rental history of up to 5 years is required.

Income:

Applicants must provide a verifiable minimum of **three months employment history**. If applicant is moving from a different resident state, verifiable income is preferred to be within the same field as previous employment. Applicants may be denied if income to debt ratio exceeds 40%.

Credit History and Criminal Background Check:

A **credit check** is required for each individual applicant who meets the criteria of needing to pay an application fee. Credit checks will reveal your current credit report and a current **criminal history** report. Credit is expected to be in good standing without showing any late payments, tax liens, charge-offs, or repossessions. Applicants are preferred to have no criminal history. If criminal history is present, felony convictions must be five years or older from date of conviction or release, whichever is later.

Pet Policy:

Pets are approved by the homeowner on a **case by case basis**. RE/MAX requires a **\$250 deposit** unless specified a different amount by the homeowner. Service animals are not classified as pets and are exempt from certain requirements.

Lease Signing:

All final decisions are subject to the homeowners approval. Once you are approved, you will be notified by phone and we will schedule a lease-signing appointment. **All adults must sign the rental agreement**.

Security Deposit:

Upon the signing of the lease, a security deposit equal to the amount of the first months rent, is due in full. If your lease requires a pet deposit, the amount is also due in full at the time of signing your lease.

****All properties are subject to a walk thru inspection that will be done every 6 months or half way through a lease under 6 months.****