

WEICHERT, REALTORS

Rental Application Guidelines

DEAR APPLICANT:

WEICHERT REALTORS THANKS YOU FOR CONSIDERING LEASING ONE OF OUR RENTAL PROPERTIES. OUR AGENT WILL BE PLEASED TO ANSWER ANY QUESTIONS YOU MAY HAVE CONCERNING THE SELECTION OF A PROPERTY. PROVIDED BELOW IS A LIST OF WEICHERT, REALTORS POLICIES AND PROCEDURES FOR RENTING.

Weichert Realtors is dedicated to the principle of equal housing opportunity. It shall not discriminate in the sale or rental of a property, or in the provision of related services or facilities, on the basis of race, color, religion, sex, national origin, or any other factor protected by applicable federal, state or local law.

1. In order to qualify for a rental, the monthly rental must not exceed 40% of gross income.
2. Applicants are required to provide the past 2 pay stubs, W-2 or 1099 forms, and if self-employed, a copy of past 2 years federal income tax returns.
3. A co-signer will only be considered, with owner's approval, if they reside in the same state or jurisdiction as the property being rented. In addition, they will be required to submit to our standard qualifying procedures and will be required to sign the lease agreement.
4. All adults over the age of 18 years old (unless a full-time student) must complete a rental application and pay a non-refundable \$~~25~~50.00 application fee.
5. Should you require any special clauses or if your application is contingent upon said clauses and/or contingencies, these requirements must be specified, in advance, on the initial application.
6. You are entitled to receive, in advance, a copy of the lease which you will be required to sign. When making application, ask your agent to supply you with a copy of the lease form you will be required to sign.
7. Funds – Upon approval of the application, the 1st full month's rent must be paid in the form of CERTIFIED CHECK, CASHIER'S CHECK OR MONEY ORDER payable to Weichert. The Security Deposit is due at time of move-in and paid to the landlord (or property management company) via CERTIFIED FUNDS/CASHIER'S CHECK/MONEY ORDER.
8. No lease is considered fully ratified until prospective lessee(s) and owner(s) (or property manager) have signed and ratified the said lease.