

View the Property

Please view our rental list on-line at, www.beckergrp.com, or pick up an available rental list in our office.

Drive by the property to determine if the property and location fit your requirements.

Call or email our office, or the on-site manager, to schedule an appointment to view the inside of the property.

Do not apply for a property that is not on our available rental list or before viewing the inside of the unit you are applying for.

Make sure you Qualify

You must meet the following requirements. ALL REQUIREMENTS MUST BE VERIFIABLE:

- 1) Current full time employment of at least four (4) months at same job.
- 2) Sufficient Income: Three (3) times the monthly rental amount per month. Income may be combined by two applicants.
- 3) Three established credit references.
- 4) NO POOR CREDIT. A credit check report will be obtained on all applicants.
- 6) Good previous rental history. We will verify rental history with your two previous landlords.

Application

Applications fees are NON-REFUNDABLE.

You may apply on-line at www.beckergrp.com or in our office. Every resident 18 years or older must submit a separate application and back up documents. Applications submitted at the office are \$40.00 each, cash only. Applications submitted on-line are \$40.00 each, plus a credit card processing fee. The credit card processing fee is NON-REFUNDABLE. The Becker Group, Inc, does not set or receive the processing fees and is unable to refund the processing fee under any circumstances.

An application does not guarantee that the applicant will be offered the property/unit. The Becker Group, Inc. may accept more than one application and using their sole discretion will select the best qualified applicant using the six qualification requirements listed above. We do not practice any kind of discrimination, and cannot be held responsible for any unit that is rented/leased even after you have seen it and/or turned in an application. If multiple applications come in and yours is not processed, we may be able to refund your application fee, not including any credit card processing fees, if applicable.

Documents Required

You may email the following documents to info@beckergrp.com or bring them to our office.

If you email, please strike/black out your SSN number or send via a password protected PDF.

- 1) Copy of your two most recent pay stubs, bank statements, 1099s and/or tax returns.
- 2) Copy of valid government issued photo ID: driver's license or passport.
- 3) OPTIONAL: To expedite the process, a copy of your last 12 months rental payment history: tenant ledger/statement from current landlord.

Upon Approval

Our office will email you a copy of the Lease. Please review the lease and let our office know if you have any questions. The move-in date can be a maximum of ten days from the approval date. Please set up a lease signing appointment with our office. Contact information and the funds due at the lease signing will be detailed on the email. Move-in funds must be in the form of a cashiers check or money order. All subsequent rent payments must be paid on-line through your tenant portal. **The unit is not considered rented until a lease is signed and the required payments have been made. Our office may continue to show the unit and accept applications. If the first approved applicant does not respond to the office within 24 hours, the unit may be rented to another qualified applicant.**

Miscellaneous

A SAMPLE LEASE is available for review at www.beckergrp.com/forms-to-download/

All residential leases with The Becker Group, Inc. are month to month.

Most properties have a NO PET policy.

All properties are NO SMOKING.