

## View the Property

Please view our rental list on-line at [www.beckergrp.com](http://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 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/application/](http://www.beckergrp.com/application/). 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 . Applications are not complete or processed until all documents have been received.

You may email the following documents to [info@beckergrp.com](mailto: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. All documents must be legible.

- 1) Copy of your two most recent pay stubs, 1099s, and/or tax returns.
- 2) Copy of valid government issued photo ID: driver's license or passport.
- 3) OPTIONAL: To expedite the process, 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.** 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. Please set up a lease signing appointment with our office. **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/](http://www.beckergrp.com/forms-to-download/)

Most properties have a NO PET policy.

All properties are NO SMOKING.