



Residential Application Process

View the Property First

Do not apply for a property before touring 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 months at same job.
- 2) Income: Three 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.
- 5) Good previous rental history. We will verify rental history with your two previous landlords.

Apply online at www.beckergrp.com

Every resident 18 years or older must submit an application. The application fee and processing fee are non-refundable. 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 five requirements listed above. We do not practice any kind of discrimination, and cannot be held responsible for any unit that has rented after you have seen it or turned in an application.** If multiple applications come in and yours is not processed, we may be able to refund the application fee, not including the credit card processing fee.

Documents Required . Applications are not processed until all documents have been received.

We will email you a link to our on-line document collection software, ContentSnare. All documents must be legible.

- 1) Copy of your two most recent pay stubs, 1099s, and/or tax returns.
- 2) A ledger/statement showing the last 12 months of your rental payments from your current landlord.
- 3) Copy of valid government issued photo ID: driver's license or passport.

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 only 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. **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

Most properties have a NO PET policy. All properties are NO SMOKING.

questions: tborder@beckergrp.com