



Rental Process & Application Disclosure

All Adult applicants 18 or older must submit a fully completed, dated and signed residency application and fee. Applicant must provide a copy of a valid and current photo identification as proof of identity. A non-refundable application fee of \$65.00 will be required for all adult applicants. Applicant may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee or an additional security or damage deposit.

Upon receipt of your rental application and application fee, you can expect and hereby authorize that we will,

- (1) Check your credit report; and
- (2) Check the public records for any past evictions; and
- (3) Verify your employment and income; applicants must have a combined gross income of at least three (3) times the monthly rent. Incomes must be verified in writing, applicant may provide recent pay stubs, self-employed individuals must provide the previous year tax return as proof of income, and
- (4) Verify your previous landlord references; a minimum of two years of satisfactory residential history is required and
- (5) Do a criminal background check.

Please Note: We would encourage you not to apply if you have bad credit; bad references; have ever been evicted in the past or have a criminal record. Co-signers may be considered on an individual basis. Co-signers are accepted at the manager's discretion only and must meet all qualifying requirements. The 65.00 Application fee is Non-Refundable.

It is entirely possible that Sunset Palms Property Management may receive multiple applications from unrelated individual applicants on the same property at approximately the same time. If such is the case, we will process all applications for consideration as to what we (in our sole discretion) deem the best applicant, which may not necessarily be the first application received. In such cases, more than one applicant may be approvable, however only one will eventually be approved. Because we represent the best interest of the rental property, we will accept the best application, which may not necessarily be the first application received. In order to evaluate the various applications, it is necessary for Sunset Palms Property Management to expend time and cost in credit reports, criminal reports, and other administrative cost. Hence, our policy that the application fee is nonrefundable. If your application is approvable, but not the approved one for the property for which you are applying, you may consider applying for other available properties that we may have, without payment of an additional application fee.



Current occupancy standards of Sunset Palms Property Management are a maximum of 2 persons per bedroom. Sunset Palms Property Management also prohibits the rental of a dwelling to more than two (2) unrelated adults.

Once you have been notified of your approval, you must place the holding/security deposit (by cashier's check or money order), within 24 hours of your approval notification. Once approved and payment of the deposit is paid your deposit is non-refundable. In the event that you fail to enter into the lease agreement or refuse to take possession of the property on or before your applied for beginning rental date, you shall forfeit these funds as liquidated damages. Due to the high demand for rental homes, we will not hold the property you applied for off the rental market for more than 24 hours unless you provide the required deposit. If you do not comply with this requirement, we may rent the home you applied for to someone else, and your application fee is non-refundable.

All initial funds, the deposit and first month's rent must be paid by cashier's check or money order payable to "Sunset Palms Property Management". Subsequent months thereafter may be paid by check.

No Pets (with the exception of medically necessary pets, service animals) of any kind are permitted without the specific written permission of Sunset Palms Property Management and will require a non-refundable pet fee of \$300.00 for the 1st pet and will increase with additional pets. Some properties may require a higher pet fee. If this is the case, you will be notified at the time of application. All decisions regarding pets will at the owner's discretion. The following pets will not be accepted, GERMAN SHEPHERDS, DOBERMANS, PIT BULLS, CHOWS, OR ROTTWEILLERS.

Security deposits are security for faithful performance by tenants of all terms, covenants, and conditions of the lease agreement and tenants may not dictate that the security deposit be used for any rent due. Unless claimed due to a breach of lease or damages, the security deposit is refundable when the tenants move out of the property at the expiration of the lease term, except that \$150.00 of the deposit is non-refundable as an administrative fee to Sunset Palms Property Management paid upon the closing out of the lease agreement.

This "Rental Process and Application Disclosure" is hereby made an integral part of my/our rental application. I/we do hereby acknowledge that I/we understand and agree to the terms of application and rental process as described herein. I/we further acknowledge that I/we have seen and previewed the rental property (both inside and outside) for which we are applying.



Applicant Signature

Date

Applicant Signature

Date