

Rental Requirements

All Applicants are scored and processed in the order they are received, using the same standards. It is the applicant's responsibility to provide us with all necessary information. We reserve the right to decline an application for incomplete information.

These are the minimum requirements we use in qualifying applications:

INCOME: The monthly rent may not exceed more than 33% of the Lessee(s) combined gross monthly income (income requirement and/or deposits may be raised depending on income).

CREDIT and PAYMENT HISTORY: Your application will be automatically denied if you have a judgment, collection, or delinquent account with a landlord, property management firm, or utility company. Other delinquent accounts and collections will be used to measure your payment history. We consider your credit score, number of collections, and payment history, to approve or decline your application. You may be denied or asked to pay a larger security deposit or use a co-signer based on this information.

EMPLOYMENT: Employment will be verified by phone or the applicant can provide a current pay stub or bank statement. Self-employed applicants must provide proof of income in the form of bank statements or tax returns. We also consider the applicant's length of employment in the same field.

RENTAL HISTORY: Your application may be denied if the rental history section of the application is incomplete or contains false information. Complete this section of the application in full. If you previously owned your home, you may be asked for verification.

CRIMINAL HISTORY: Your application may be denied depending on if you have committed a felony depending on the nature of the charge. Your application may also be denied if you have been convicted for crimes that would be considered a threat to the rental property, neighbors, and/or manufacturing or distribution of controlled substances.

OCCUPANCY LIMITS: 2 Persons per 1 Bedroom. We follow local guidelines and regulations.

CO-SIGNERS: If co-signers are required, the co-signer must complete a full application, be approved, and sign the rental agreement.

PETS: Check the listing of each property for specific pet requirements. If a property allows pets, there is typically an increased monthly charge and additional deposit.

STUDENTS: Your application may require verification of enrollment and financial aid, scholarships, parental support, or other income.

IDENTIFICATION: Will be verified before lease signing or at any time during the application process.

APPLICATION FEE IS NON-REFUNDABLE: The amount is listed on the application. Each applicant over the age of 18 is required to pay an application fee when submitting the application. This fee is NOT refundable under any circumstances. Your application will not be considered received and will not be processed until the application fee is paid in full.

It is at the discretion of the owner of the property (only) to make exceptions on any of these rental requirements.



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Property Management Plus, LLC adheres to all Federal Fair Housing requirements. We do not discriminate against anyone on the basis of race, color, religion, sex, handicap, family status, and national origin. We are committed to equal housing opportunity.