Reliant
PROPERTY MANAGEMENT

Rental Criteria

AND POLICIES

RELIANT PROPERTY MANAGEMENT

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APPLICATION INFORMATION

APPLICATION PROCESS

Applications are reviewed during normal business hours, Monday through Friday, 8:00 AM – 5:00 PM. Applications submitted after hours, on weekends, or holidays will be processed the next business day.

Applications are considered on a first-come, first-qualified, first-served basis. An application is considered complete only when all required applicants, documentation, and fees have been submitted. Incomplete applications may not be processed, and the next completed application may be considered.

WHO MUST APPLY

All people aged 18 years or older who will reside in the property must submit a separate rental application and pay the applicable application fee.

IDENTIFICATION REQUIREMENTS

Each applicant must provide a valid, government-issued photo identification, such as:

- Driver's License
- State Identification Card
- Passport, Visa, or other government-issued ID

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Applications are reviewed during normal business hours, Monday through Friday, 8:00 AM – 5:00 PM. Applications submitted after hours, on weekends, or holidays will be processed the next business day.

APPLICATION FEE

A non-refundable application fee of $55 is required for each adult applicant.

SECURITY DEPOSIT

A security deposit equal to one (1) month's rent is required and must be paid in full upon lease execution. Additional deposits or risk mitigation fees may apply based on screening results.

HOLDING A PROPERTY

A property will not be held until the lease agreement has been fully executed and the required security deposit has been received.

TENANT REPRESENTATION

If you are working with a licensed real estate agent or locator, please disclose their information at the time of application.

QUALIFYING CRITERIA

INCOME REQUIREMENTS

Applicants must demonstrate verifiable gross monthly income of at least three (3) times the monthly rent.

Applicants must demonstrate stable employment history (generally a minimum of six months with current employer). Applicants relocating or transferring must provide a valid offer letter.

Acceptable proof of income includes:

- Most recent four (4) pay stubs or two months for Military members
- Employer verification letter on company letterhead
- Benefit award letters (e.g., Social Security, VA, child support)
- Self-employed applicants must provide most recent tax return or CPA-prepared financials

Applicants are responsible for any employer verification fees.

CREDIT HISTORY

Credit history will be evaluated as part of the application screening process:

- 620+: Generally meets standard criteria
- 600–619: May require a $500 risk mitigation fee
- 580–599: May require a $750 risk mitigation fee

Additional factors such as rental history, debt obligations, and overall credit profile may also be considered.

RENTAL HISTORY

Applicants must demonstrate satisfactory rental history, including:

- No evictions or unpaid rental balances
- No history of lease violations or early terminations
- No pattern of late payments
- No documented disturbances, property damage, poor housekeeping, or other breaches of lease.

CRIMINAL HISTORY

Applications will be reviewed in compliance with applicable federal, state, and local laws. Certain criminal histories, including but not limited to violent offenses, sexual offenses, or drug-related crimes, may result in denial.

CO-SIGNERS / GUARANTORS

All applications are screened using our standard criteria. Specific requirements, including whether co-signers or guarantors are permitted, may vary in accordance with owner guidelines. Co-signers must:

- Meet all standard screening requirements
- Have verifiable income of at least three (3) times the rent
- Maintain a credit score of 700 or higher

RENTAL POLICIES

OCCUPANCY STANDARDS

Occupancy is generally limited to two (2) people per bedroom, in accordance with applicable housing guidelines. All occupants must be disclosed in the application.

PET POLICY

All pets must be approved prior to occupancy through the designated screening service: https://reliantpm.petscreening.com

A pet deposit of $250 per pet is required upon approval.
Approved pets are subject to a monthly pet rent of $30 per pet.

Pet applications must include:
- Current photo
- Vaccination records
- Proof of registration (if applicable)

A maximum of two (2) pets per household is allowed unless otherwise approved in writing. Unauthorized animals, including those considered dangerous, prohibited, or not disclosed, are strictly prohibited and may result in lease termination.

Service Animals and Emotional Support Animals (ESAs) are not considered pets and are processed in accordance with applicable fair housing laws.

RESIDENT BENEFITS PACKAGE

All residents are enrolled in the Resident Benefits Package at a cost of $49.00 per month, payable with rent.

This package may include:
- HVAC air filter delivery (where applicable)
- Tenant liability coverage
- Move-in concierge services
- Resident rewards program
- Credit reporting for on-time rent payments
- Identity protection services
- Online portal access
- 24/7 maintenance reporting
- Access to vetted service vendors
- Homeownership assistance resources

RENTER'S INSURANCE REQUIREMENT

Tenants are required to maintain renter's liability insurance with a minimum of $100,000 in coverage for property damage and personal liability.

Tenants must provide proof of insurance prior to move-in, at renewal, and upon request.

Insurance Options

Option 1:

Automatic enrollment through the Resident Benefits Package. Coverage begins on the lease start date.

Option 2:

Tenant may obtain an independent policy meeting the following requirements:

- Minimum $100,000 liability coverage
- Policy issued by an A-rated carrier
- Reliant Property Management listed as additional interest

If Tenant provides their own policy, the Resident Benefits Package cost will be adjusted accordingly to $35.00 per month.

Failure to maintain required insurance may result in:

- Lease violation fees
- Automatic enrollment in a master insurance program costing $14 per month.

GENERAL POLICY DISCLOSURE

All applications are processed in accordance with our standard screening criteria and in compliance with applicable federal, state, and local fair housing laws.

Applications that do not meet the stated criteria or property-specific requirements may be denied.

Final application approval is subject to owner review; however, all decisions, including any exceptions or conditional approvals, will be based on the applicant's overall qualification profile and documented screening results.

Screening criteria are subject to change; however, the criteria in effect at the time a completed application is submitted will be used for evaluation.