



Application Requirements

As a company, we do business in accordance with the Federal Fair Housing Law and welcome Persons of all Race, Color, Religion, Sex, Handicap, Familial Status or National Origin.

- Applicants MUST be over the age of 18. All adults in the household must submit an application individually and pay our nonrefundable application fee of \$50
 - When an applicant submits an application and pays the processing fee, they are authorizing Snowplace Property Management to conduct a full background check
- Pets are on a case by case basis. Refer to Pet Policy. No dangerous breeds. Must complete a Pet Screening application and submit photo(s) of any pets
 - All approved pets will be subject to a non-refundable \$200 fee and an increase in the monthly rent amount dependent on the pet screening results.
- Credit is on a case by case basis. Credit scores below 520 will be grounds for denial
- Must provide all landlord contact information for the past 5 years of residency
- Negative landlord references or consistent late rent payments will be grounds for denial
- No eviction history
- No balance owed to previous landlords
- Must submit a copy of a valid form of identification
- Combined gross monthly income must be at least three times the amount of rent. See *Acceptable Income Documentation below for more information*
- Inaccurate or falsified information will be grounds for denial
- Criminal records and convictions may be grounds for denial
- Registered sex offenders may be grounds for denial
- All Cosigners must have a credit score of 675 and a gross income of at least four times the amount of rent, in addition to meeting all other application requirements

Please note that all applicants should view the exterior & interior of the rental or have a trusted friend or relative(s) view the rental prior to occupancy because all rentals must be accepted “AS-IS” before the application process is complete. In the event you enter into a lease agreement and change your mind prior to taking possession of the rental property, you shall forfeit all deposit funds as liquidated damages. In addition, you may be held responsible to the additional terms of the lease you signed.



Acceptable Income Documentation

Please have at least one of the following forms of acceptable income documentation before you apply to expedite the application process. All copies must be legible.

- **Relocation/New Employment:** Offer letter or income verification from the Applicant's Employer: must be current or for a job starting within 30 days of move-in, on company letterhead (or notarized) and signed by the appropriate Human Resources or Company Officer.
- **Self-Employed/Commissioned:** The last two years of your personal tax returns.
- **Hourly/Salaried Applicants:**
 - A minimum of (1) full month of paystubs from employer. Paystubs must include year to date totals.
 - Bank statements **are not** accepted as income.
 - No screenshots of deposits from employer
- **Social Security Disbursement Letters:** A disbursement letter showing monthly awarded amount.
- **Non-Verifiable Monthly or Yearly Income:** Residents that are unable to verify the income needed to properly qualify, must have a qualified Co-Signer (see Co-Signer details below)

Security Deposits

Security Deposits are between one to one and a half month's rent. Please see online listing for exact details.

Errors & Omissions

Every effort has been made to provide applicants with reliable and accurate information regarding the home you are applying for. However, changes can and do take place to cause inaccurate information to be accidentally presented. We encourage all tenants to verify schools, allowable pets, and expected features prior to signing a lease agreement. Any information posted in any advertisement does NOT constitute a written agreement or guarantee of the facts stated.