

There is a \$40 application fee per person. All applicants 18 years of age and older must complete an application. During the application process the property will remain on the market.

General Requirements:

- Positive picture ID and social security number are required.
- Applications must be completely filled out and signed. **Incomplete applications will not be accepted.**
- The \$40 application fee must be paid with the application or the application will not be accepted.
- **Checks or money orders are paid to the order of IML Group. No Credit/Debit Cards.**
- Applicant acknowledges and accepts that Hart Properties represents the owner as the Landlord.

Rental Requirements:

- One year verifiable, favorable rental history from a third party landlord. We will send a rental history verification form to your current/previous landlord. Must provide current phone number and fax number on the applications. Must have given proper notice of move out.
- If no rental history a grantor will be required and or additional security deposit.
- A criminal background check will be performed.

Income requirements:

- Monthly income must equal approximately three (3) times the amount of the rent.
- If application is unemployed the applicant must show proof of funds for at least three (3) months worth of rent from bank statements or other sources provided.
- Proof of income though pay-stubs may be required.
- Self-employed applicants must provide one year's tax return or 3 months Bank statement acceptable to Hart Properties.
- Good credit is required or may be required to pay additional security deposit.

Employment Requirements:

- We will send job verification form to current employer. Must provide current phone number and fax number on the applications.

Automatic Denials:

- Application will be denied if applicant:
 - Has a felony.
 - Is a sex offender – no matter how long ago.
 - Has had a foreclosure.
 - Has ever been evicted or broken a lease. – no matter how long ago.
 - Giving more than three (3) insufficient funds checks. And/Or multiple late pays.
 - Previous property damage.
 - Making false statements on application.

Occupancy Standard:

- In compliance with the City of San Marcos single family zoning ordinance allows no more than 2 un-related persons to live in a single family property.