

Dear Applicant,

Thanks for your interest in renting one of our managed rental properties. We truly hope that we can be of service to you. A list of all our currently available properties is found on our website at www.welchrandall.com. If this property doesn't work for you then please check to see if another property would meet your needs. Please view the property on our website first. If after doing so, feel that you would like to schedule a showing please contact our Showing Desk at (801) 690-6571 to find the next open house time or to set an appointment to see the property.

We hope that you find us very "rental and resident" friendly! Our mission is to provide you with the following:

- 24/7 Open House to view properties On-Line
- A clean and safe place to live for you and your family
- A place where all appliances, fixtures, and systems, are functioning properly
- Easy rental payment methods and financial programs to assist even when credit is not perfect
- Prompt response to your service requests
- Security Deposit Protection plans that cover accidental damages and protect your security deposit money.
- No pet deposit required with a Security Deposit Protection Plan.
- We are Fair Housing Compliant Property Management Company

We want to earn your trust and confidence and appreciate your interest in our rental properties. Applications are accepted on a "First-In First-Out" basis. That means the first applicant to fill out a complete Application Form and pay the appropriate application fee will be processed first. If the applicant qualifies then they will be processed to rent the property. If they do not qualify, then the next application received will be processed. Once approved, applicants have 48 hours to pay the associated rent payments and holding deposit or the property will be placed back on the market. You can use the website to fill out an application and pay fees online.

Please be sure and leave us with your contact information so that we inform you of the status of this or other properties you might be interested in. Our rental criteria are attached for your review. We look forward to being of service to you.

Resident Selection Criteria:

- **Income:** Applicants must have a combined gross income of at least three (3) times the monthly rent. Incomes must be verified in writing and stated on application for all applicants. A minimum of one-year residential history is required. Rental history must be rated satisfactory or better, with no record of evictions. We reserve the right to require a co-signer and/or a higher security deposit/and or participation in a Resident Protection

Plan. **Cosigners** are accepted at the Brokers discretion only, and must meet all requirements, and must reside in the State of Utah.

- **Employment:** applicants must be employed at their current position for a minimum of six months.
- **Self employed applicants** may be required to produce upon request two (2) years of signed tax returns or IRS 1099 forms. Non-employed or student applicants must provide proof of income or proof of savings or reserves.
- **Credit History:** must not contain slow pays, early termination of previous rental contracts, judgments, eviction filings, collections, liens or bankruptcy within the past 6-12 months. The credit report must show a credit score. We will not provide you with the credit report or tell you of its contents; however, we will provide you with the name of the credit reporting agency upon written request so you may receive a copy from the credit bureau. All information collected for the approval or denial of this application is considered confidential in nature and for company use only.
- **Bankruptcy:** Previous bankruptcies must be filed and closed at least 6 months before making application. After bankruptcy is closed, no slow pays, late payments, or additional delinquencies, credit or non-credit related will be accepted. Proof of timely payments may be required for the most recent six-month period.
- **Civil Court Records:** Any criminal background will not be accepted; including any conviction of any length of time for any drug related, sexual related, murder related or arson related crime. No previous felonies; no misdemeanors filed, committed, or charged within the last five years.
- **Valid current photo ID documentation** (driver's license, military ID, or State ID) is required.
- **Previous rental history reports** from previous landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no NSF checks, and no damage to rental property or failure to leave the property clean and without damage when you left the property.
- **Current occupancy standards** are a maximum of 2 persons per bedroom, except for infants under 4 years of age. However, some city and county municipalities and/or homeowners associations prohibit more than two (2) unrelated adults to reside in a single-family dwelling unit. Consequently, we also prohibit the rental of a single family dwelling to more than two (2) unrelated adults, unless approved in writing by the property owner.
- **No pets** (with the exception of medically necessary pets) of any kind are permitted **without the specific written permission of Management.** Enrollment in the Resident Advantage Protection Plan will protect against \$3,000 in accidental pet damage annually, and waive a pet deposit. Otherwise, the pet deposit will be \$400 for the first pet; \$300 for a second pet. All but \$100 is refundable if there is no pet damage.
The following pets will not be accepted under any circumstances, GERMAN SHEPHERDS, DOBERMANS, PIT BULLS, CHOWS, OR ROTWEILLERS, AKITAS, AMERICAN STAFFORDSHIRE TERRIER, GREAT DANES, PRESA CANARIO, WOLF HYBRIDS.
- **Some Homeowner and Condominium Associations** may require a separate application for pets. If so, you must also apply separately to such association and approval by the homeowners or condo association is a necessary prerequisite to our approval of your

application. Residents agree to abide by all the rules and regulations of the HOA and agree to pay any fines or fees assessed by the HOA for rule violations.

- **Security deposits** are security for faithful performance by residents of all terms, covenants, and conditions of the lease agreement and residents may not dictate that the security deposit be used for any rent due. Should resident choose not to occupy the property within 14 days of the approval of their application, and the property is ready for human habitability, the applicant will forfeit their security deposit as liquidated damages. Unless claimed due to a breach of lease or damages, the security deposit is refundable when the resident(s) moves out of the property at the expiration of the lease term, except that \$200.00 of the deposit is non-refundable as an administrative fee to Management paid upon the closing of the lease agreement.
- Keys will be released on the first (1st) day of occupancy as stated in the lease agreement. Request for keys earlier must be accompanied with additional pro-rated rent and must have Managements prior approval.

Please review these criteria carefully before making and paying for your application, as we do not want you to make payments if there is not a good chance of qualifying. If you have questions please feel free to call the office for specific details.

We hope to hear from you soon!