



DRE# 02126293

ALPHA WOLFE PROPERTY GROUP

Residential Real Estate & Property Management

Dear Applicant(s):

Thank you for applying to rent one of our properties! Here are the steps to getting you approved for your next home:

- ◆ Fill out an application on our website; alphawolfepg.com. All applicants at least 18 years of age or older must complete a rental application. Applications will only be accepted from applicants who have viewed the property.
- ◆ Submit a current government issued I.D. (driver's license or passport) for each applicant.
- ◆ Provide your proof of income. 3 current pay stubs are recommended for income verification, as they expedite the process. We request any/all self-employed applicants provide 2 years of tax returns. **Combined household monthly income must be at least three (3) times the rental amount with a verifiable income source in order to financially qualify. If you are unable to provide verifiable employment and/or financial documentation your application will be denied. We do not accept co-signers. All applicants must certify that they will be living in the property.**
- ◆ Alpha Wolfe Property Group will run a credit report and background check on each applicant. Each applicant will be required to pay a \$40.00 fee through our Alpha Wolfe Portal when submitting your application. The application fee will only be processed if your application is processed. Applicants must have good credit history, a FICO credit score of at least 700 is required for approval. If problems exist, an explanation may be requested. Any eviction judgement filed against you will result in an automatic denial.
- ◆ We cannot begin processing your application until we have received ALL your information. Fully completed applications are processed on a first-come, first-served basis. Once approved, the security deposit will be due within 24 hours and shall be paid in full. Possession must be taken within two weeks of security deposit payment.
- ◆ While some property owners will not allow pets under any condition, others are willing to consider a pet when certain conditions are met. Please verify the pet policy on the property for which you are applying before submitting your application.
- ◆ We require all tenants to obtain a renter's insurance policy with a minimum limit of liability in the amount of \$100,000. Renter's insurance will be required during the length of tenancy.
- ◆ All rental properties are smoke-free.

Thank you,
Alpha Wolfe Property Group, Inc.

WE FOLLOW ALL FEDERAL & STATE HOUSING LAWS AND DO NOT DISCRIMINATE AGAINST ANY PERSON BASED ON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS OR HANDICAP.

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