

APPLICATION PROCESS:

- We process incoming applications on a **FIRST COME—FIRST SERVED** basis.
- Once we have started processing your application, the **\$55 application fee (per individuals 18 or over who will reside in the house) is not refundable.**
- **What factors does Gates consider when processing an application?**
 1. **Income** – Gross Monthly Income (what you make before taxes) should equal at least **3 times** the rent.
 2. **Credit Score** – Should be above **555 or above for approval. Anything between 555 - 650 will require a double Security Deposit. Anything above 650 will qualify for one month Security Deposit.**
 3. **Previous Rent History** – Late rent payments or rent payments returned for non-sufficient funds will lower the likelihood of approval, as will reports of damage at previous rental properties.
 4. **A Criminal Event** – that has occurred in the last 5 years could prevent approval as well.
- **How long will it take before I have an answer?**

We do our best to provide an answer within 2 business days; however, there are some things you can do to ensure a speedier result:

 1. **Provide Proof of Income with your application.** The form of proof should include your name, the name of the company paying you, gross income, and the payment date, which should be the most recent month of records you have.
 2. **Fill out the application completely.** Include birthdates for dependents and names and contact information for previous landlords.
- **I have a pet; what should I do?**
 1. Include a picture of your pet with your application.
 2. Be aware that the following dog breeds will NOT be approved: **Akita, Pit Bulls(American Staffordshire Terrier), Rottweiler, Chow, Doberman Pinscher, Presa Canario, Shar-pei, Wolf Hybrid.**
 3. Before final approval/move-in, complete an online pet profile with our Pet Screening company. *This is required whether you have a pet or not.*
 4. Be aware that we have a non-refundable pet fee of \$75 per pet. Additionally, there is a monthly pet rent of \$30 per pet.
 5. If you have more than two pets or over-sized pets, we will need to get permission from the homeowner to approve your application.
- **What other expenses can I expect to have?**
 1. All tenants are required to purchase tenant's insurance, with Liability to Landlord coverage of \$100,000.
 2. All tenants will be enrolled in our Residents Benefits Package for \$10/month.

After approval, the first month's rent and security deposit are due within 48 hrs.