



Minimum Rental Requirements

(All applicants over 18 years of age must read and sign)

The following are guidelines established for renting a North Valley Property Management home. All applicants will receive the same form in determining eligibility. There might be a fluctuation of options depending on the home of your choice for example if the home/apartment allows pets or not.

- North Valley Property Management will not discriminate against applicant based on the Federal Fair Housing Law.
- Each adult 18 years of age or emancipated must completely fill out an application to rent. Any information not completed will cause the application to not be processed. Any falsified information will result in the rejection of the application.

The rental application process is being used to determine if:

1. If the applicant(s) can and will pay the rent.
2. If the applicant(s) will disturb other neighbors.
3. If the applicant(s) will take good care of the home/apartment.

- All sources of income, personal references, credit history, and employment will be verified by phone or current paperwork.
- Unless using a personal guarantor, the gross (before taxes) monthly income requirements need to be a combined three times the rent. If using a personal guarantor, the combined gross monthly income for the guarantor must be at least five times the monthly rent. All income needs to be verified by tax return or pay stubs.
- Unless otherwise stated, it is assumed that there are no pets allowed except legal guide, signal or service animals. The property in which you are applying for allows:

Cat _____ Dog _____ Other _____ Weight _____ lbs.

Maximum number _____ Deposit \$ _____ .00 Pet Rent \$ _____ .00

Any animals need prior approval and a signed pet agreement before they can occupy the home/apartment.

- The maximum number of occupants in the home/apartment will not exceed two people per bedroom.
- Each applicant will be required to sign a rental agreement/lease prior to occupancy.
- No waterbeds are allowed unless liability insurance is shown.
- All applicants must be legally qualified and competent to execute a rental agreement.

Application Fee per person \$ _____ .00 **Total** \$ _____ .00 **Paid** _____ # _____

(Application Fee will be applied to the move-in costs if approved)

Dated: _____ 20_____

Agent: _____

Applicant(s): _____ , _____

_____ , _____

NVPM 1108 Sheridan Ave. Ste. B Chico, CA 95926 **Office** 530-566-9223 **Fax** 530-566-9228

www.nvpm.net