

APPLICATION CRITERIA AND CONSIDERATION 2024

All applicant(s) have electronically accepted and agreed to the following:

Please upload most current payroll/income (Check Stubs) and copy of Driver's License or email to info@bluashproperties.com

- Occupancy limit: Per local Municipality Standard
- An application will be required for all persons 18 years or older. All applicants over the age of 18 are required to sign the lease.
- At least 6 months of consecutive employment is required to qualify for the standard security deposit (certain conditions apply).
- A current credit report will be pulled on each applicant and evaluated according to our current policies.
- Each applicant must provide information on rental history. 12 months of positive rental history during the last 2 years is required to qualify for the standard security deposit. Renting from family members does not count.
- Criminal background checks are required on all applicants and assessed individually. If it is found that an applicant has a serious, or recent violation/felony for, but not limited to these types of violations and/or felonies: assault, theft, forgery/check fraud, burglary, robbery, any sex-related crime, drugs, prostitution, and weapons. If the conviction date is more than 5 years from the present, the application may be approved by a Property Manager.
- Applicants must not have any unsatisfactory non-payment eviction judgment. If you have an outstanding balance with a former landlord or have been evicted in the last 4 years you may not be approved, if approved your security deposit would be equal to 1.5 times rent.
- We welcome pets, all pets must have management approval, a Pet Addendum to Lease executed, and any applicable pet fees paid upon move in or any pet on site. No more than 2 pets are allowed per rental unit. Additional fees for pets \$25.00-\$100.00 pm/pp \$250 Non- Refundable Pet Fee for 1 pet. \$350 for 2 Pets. **\$500 per pet/per instance of violating the pet policy.**
- Security Deposits vary per applicant based on risk, application results, and rental rate. Range from \$100.00 to 1.5 times the monthly rent example (Rent \$500=\$750 Deposit)
- Tenant Pays all utilities. Short Term Lease premium \$50 -\$100 per month.
- Must income qualify (Any form of legal verifiable income or assistance is counted) and make at least a minimum of 2.5 times rent per month. Example \$850 rent must make at least \$2125 All "Move In" funds must be in verifiable funds (money orders or cashier's checks, CC or online at least 5 business days prior to move in). Cash and/or personal checks are not accepted. If the application is not approved, any hold fee will be refunded within 15 days. Application fees are not refundable after screening has been processed. If applying online screening will pull automatically and will not be refundable.

Blu Ash Properties complies with the Michigan Anti-Discrimination Laws. We do not discriminate on the following factors: race, color, national origin, ancestry, creed, sex, physical or mental handicap, marital status, familial status, or sexual orientation. We serve everyone because everyone needs a place to call home.

The rental or lease of this property if in the City of Kalamazoo must comply with the City of Kalamazoo ordinance regulating the use of criminal background checks as part of the tenant screening process to provide individuals with criminal backgrounds a fair opportunity. For additional information please contact the City of Kalamazoo Civil Rights Board."

By submitting an application, you acknowledge reading and agreement with the above Application Criteria. Application Fees are \$30 per adult and include Credit, Criminal, Rental, Eviction/judgement search, and Employment/Income verification.

By submitting you are authorizing Blu Ash properties to conduct an inquiry with your current or previous rental history and agree that any previous rental provider be allowed to release such details to Blu Ash Properties with or without personal signature.

All applicant(s) have electronically accepted and agreed to the following terms:

I agree that the information provided is accurate to the best of my knowledge. I understand that inaccurate information may disqualify my application and may be considered fraud in some states. I further understand and agree that the landlord/property manager may verify this information and use this information to do additional screening which may include criminal, employment, background, and credit checks.