



# BABALOU

*A Property Management Company*



## Rental Criteria

### General Requirements

Every adult over the age of 18 must complete a rental application. There is a \$45 non-refundable application fee. Applicants must be able to enter a legal binding contract. Any applications submitted that are not complete or include false information will be denied.

### Identification

Each applicant must submit acceptable proof of U.S. legal permanent resident status. (i.e. A driver's license, passport.)

### Rental History

Three years of rental history or home ownership. Tenant(s) must also have no current money owed to other property management company. In addition they must have no record of malicious damage to properties and no evictions.

### Income Requirements

**Self Employed** → if self-employed two (2) years of tax returns may be required.

**Verifiable Gross Income** → In order to qualify for a Babalou Property the potential tenants must have an income of two and a half (2.5) times the required rent.

### Criminal record Check

#### **Denial will be given if you have been:**

Convicted of any criminal felony offence in the past seven (7) years). Misdemeanor offenses involving Property Damage are also enforced for 7 years. There is a **zero (0) tolerance** for convictions with violence, sex, and Illegal manufacturing/distributing of drugs in your history.

### Credit History

A credit check shall be required to show that a potential tenant(s) pays bills on times, and does not have a history of collecting/being in debt. We look for a credit score of 550+ and a myrental score of 560. We will accept a credit score of 450-549 with a qualifying co-signer



# BABALOU

*A Property Management Company*



## Cosigner:

If a cosigner is required they must meet all of the above requires as well as: paying the required \$45.00 to run the application, have a credit score of 600 or higher, have verifiable income of 4 times the rent and be willing to sign the lease.

## Policy on Pets

**Acceptable pets' →** not all homes will accept pets. Some owners will require different deposit amounts. In general cats/dogs under 30lbs are \$300 each. Larger Animals are \$500 each. Other animals such as birds are \$200 each. Included with copy of pet agreement a physical photo of all accepted pets must be provided prior to animal move in.

**Restricted Dogs →** The following dogs, as well as mixes with these dogs will not be accepted: Pit bulls, Boxers, Rottweiler's, Malamutes, Chow Chows, Presa Canario, Doberman Pinchers, Huskies, German Shepherds, Bullmastiffs, American Stafford Terriers, Akita, Mastiffs, As well as any wild dogs, including Coyotes, Wolves, or Dingoes.

**Additional Restrictions → No** Ferrets, rodents, or other mammals within the weasel family are permitted on Property. Fish tanks and Aquariums greater than 5 gallons will not be accepted.

**Companion and support animals' →** in accordance with State and Federal Law Companion and Support animals which are not restricted dog breeds will be taken with proper documentation, and no fee will be charged.