



# AVANGARD GROUP

All you Need in Real Estate • Servicios Inmobiliarios

## Leasing Requirements:

Our screening process includes a credit check, criminal back ground search and sex offender registry search. In addition, it requires income documentation and rental references. The application processing time is 2-5 business days, provided all documentation has been received and proper notice has been submitted to an applicant's current landlord.

To apply for a property submit a COMPLETED lease application package. This includes:

- ◆ Completed and Signed TAR Residential Lease Application, for each adult 18 years of age or older.
- ◆ Application fee for each person 18 years of age or older. Money order payable to AVANGARD REAL ESTATE
- ◆ Photo ID - Either a Valid Driver's Licenses, State ID or Passport
- ◆ Income Documentation - 30 days pay stubs with a year to date & recent bank statement not older than 30 days. If applicant is self employed, landlord requires one or more previous year's tax returns.
- ◆ **Incomplete applications will not be processed until completed.**

## Minimum Requirements:

### ◆ Credit Score / Case by Case

No collections to previous landlords or apartment complexes.

### ◆ Income Documentation:

Must meet or exceed a 33% Debt to Income Ratio. Documentable income must equal 3X the monthly rental rate.

2 years tax returns required for self employed individuals

### ◆ Criminal Background

No felonies will be accepted

### ◆ Rental Verification

No Eviction history will be accepted.

## Pet Policy

Pets are approved on a case by case basis. If you are bringing a dog, please include a photo of your pet in the application package. Aggressive breeds including pit bulls and rottweilers, or aggressive breed mixes, are prohibited. Otherwise, pets are on a case basis and subject to owner approval.

## Pet Deposit

\$350 non refundable if more than one pet. It will be reviewed case by case.