



treehouseGROUP

THG REALTY, LLC

## Qualifications to Lease from THG Realty, LLC – Property Management

**\*\*Company policy requires you to view the house before putting in an application.\*\***

All Prospective residents will be qualified on the following criteria:

- Income / Employment
  - Gross monthly income must be equal to or greater than 3 times monthly rent amount.
  - Proof of income must be provided.
    - Two (2) most recent paycheck stubs (one month’s worth)
    - Self-employed – Last year 1099
    - Supplemental income – Valid documentation is required
  - Guarantors monthly income must be equal to or greater than four (4) times the monthly rent amount and must also fill out an application & qualify based upon the same requirements as the applicant
- Credit / Criminal Background Check - if you have a question regarding your criminal background, please ask your agent prior to applying to avoid possible denial. Application fee is non-refundable in the event of a denial.
  - Felonies must be a minimum of 10 years old & misdemeanors must be a minimum of 3 years based upon the date of disposition. Any Sex related crimes or Terrorism related crimes will be denied regardless of timeframe.
  - No recent collections, judgments or evictions for apartments or property management companies
  - Open bankruptcies will result in an automatic denial; discharge bankruptcies & foreclosures are ok.
- Residency / Rental History
  - Verified for each applicant – Please notify your landlord that we will be contacting them.
  - Two (2) or more late payments or Two (2) NSF payments will result in an automatic denial
- Copy of US Driver’s License or a State Issued ID or US Passport is required for all applicants
- We are pet friendly ~ There will be a non-refundable \$200 fee per pet - Maximum of 3 pets

\*\*\*\*\*WE REQUIRE PROOF OF RENTERS INSURANCE BEFORE MOVE-IN\*\*\*\*\*

**Apply Online: [www.TreehouseRent.com](http://www.TreehouseRent.com) – Click on “Find a Home”.**

Click on “Rent a Home”. Scroll down until you see the house. Click on “Apply Now”

All prospective residents 18+ must complete an application and qualify on the criteria listed below.

There will be a non-refundable application fee of \$40 for each applicant.

Each applicant must fill out a separate application and pay separately.

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Please upload these items to the online application.

- Copy of Driver’s License for all applicants
- Proof of Income as listed above

If you do not have them available when you apply, please email ASAP to:

[mbradfield@treehousecommunities.com](mailto:mbradfield@treehousecommunities.com)

**\*\*\*YOU MUST BE ABLE TO MOVE-IN WITHIN 2 WEEKS OF YOUR APPLICATION\*\*\***

**\*\*\*YOU MUST BE ABLE TO PAY THE EARNEST DEPOSIT WITHIN 24 HRS OF APPROVAL\*\*\***

Once keys are received, the entire deposit is non-refundable in the event of a cancellation.

\$350 of the deposit is non-refundable to cover admin & cleaning fees.