

Matrix Property Management
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Dear Prospective Clients! Please read this document carefully!

The following requirements must be met for an applicant to be placed in a rental property we manage. Some of the properties we manage may have additional requirements that must be met, such as "no smoking," "no waterbeds," or "no pets." If any of these conditions applies to you, please inquire if the property you are interested in allows smoking, waterbeds, pets or other animals before you submit your application.

MINIMUM RENTAL REQUIREMENTS

Prior favorable rental history of at least 2 years for each applicant/married couple.

Positive reference(s) from previous landlord(s).

No prior evictions, judgments, collections or liens from former landlords. No negative notices of any kind issued by present or previous landlords.

Applicants must have a clean criminal record (felony convictions, probations and paroles). Applicants with sexual or violent felonies on their record will not be accepted, regardless of time since the conviction.

All prospective tenants age 18 and older (including children) must completely fill out and sign application paperwork and pay the required non-refundable application fee of \$40 per individual. All prospective tenants must have separate e-mail addresses.

Applicants must provide current official picture ID such as driver's license or state issued ID card and social security number to run necessary reports. Other documentation may become necessary during screening.

Applicant must pay full rent amount and security deposit before occupying the property.

If pets are allowed at a property a full pet deposit is required before occupying the property regardless if the pet is a service or emotional support animal. Restrictions may apply to certain breeds that are deemed dangerous on the vicious breed list.

Information provided on application must be truthful. If found to be less than truthful, application may be denied, or if already placed in a property when untruth discovered, applicant may be required to vacate/be evicted.