

Rental Policy & Guidelines

THE APPLICATION FEE OF \$35.00 PER ADULT IS NON-REFUNDABLE

Please review and fully understand our rental criteria to ensure you meet our rental requirement before applying. Fanster Property Management is committed to conducting business in accordance with Federal and California fair housing laws.

Application Process and Screening Criteria

Each occupant who is 18 and over must complete an online application and pay \$35.00 application fee to complete the prescreening service. The screening process looks at a combination of factors, including but not limited to:

- Credit History
- Employment Verification and History
- Income Verification
- Rental Verification and History
- Criminal Background Check
- Terrorist Database Search

In order to process your rent application, we are also required to provide the following supporting documentation and other consideration facts:

1. Each applicant is required to provide a copy of valid government issued photo ID
2. Income documentation required to provide most recent two months of paystubs from current employer. We may require you to provide copy of two years of tax return if there are any additional income. For independent contractor who is receiving 1099 income, we required to see two years of 1099s to average such income received. For company owner, we may also require to see two years of company tax returns.
3. Asset proof required to provide most recent two months of bank statement to show sufficient liquid assets.
4. We may also request a letter from your previous landlord if applicable
5. We do not accept any form of credit report provided by you nor your agent. We do our own credit verification through credit bureau and tenant screening service provider. We required to have minimum credit score of 620.
6. We check these databases for all applicants 18 and over. As a precaution to the safety of other residents and neighbors we do not rent to any person required to register as a sex offender. Circumstances related to criminal convictions are evaluated on an individual basis. Criminal backgrounds involving violent crimes, prostitution, domestic violence, the illegal possession of weapons, or the sale or manufacturing of illegal substances can be grounds for denial. We do our best to evaluate all circumstances fairly and objectively. Provide as much detail as possible concerning any criminal conviction.

Errors & Omissions

Every effort is made to provide you with reliable and accurate information regarding the home you are applying for. However, changes can and do happen to cause inaccurate information to be

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accidentally presented. We encourage all tenants to verify schools, allowable pets, expected features, or any HOA concerns prior to signing a lease agreement. Any information posted in our printed and online advertisement does not constitute a written agreement or guarantee of the facts stated.

Required Legal Liability to Landlord Insurance

All tenants are required to carry liability insurance. Coverage is required in the amount of one hundred thousand dollars (\$100,000.00) for damage to the landlord's property during the term of their lease. The provisions should at least cover losses for fire, smoke, explosion, water damage, backup or overflow of sewer, drain or sump, falling objects, riot, or civil commotion. Tenants are also required to name Fanster Property Management as an "Interested Party". Such a policy shall be written not contributing with, and not in excess of, coverage that the landlord may carry, and must waive all rights of subrogation against the landlord and the management company. It is agreed that the landlord carries insurance for their protection, and that the tenant is not a beneficiary of such insurance. The tenant shall be responsible to the landlord for all costs of repair for damages as stated in the lease regardless of any existing landlord insurance.

Fanster Property Management will automatically purchase a Property Damage Liability Insurance policy for a tenant and add the cost of the monthly premium to the rent each month. The rent and the monthly insurance policy premium are due on the 1st day of the month. Tenants may OPT OUT of this automatic policy at any time by providing written proof of the following three items:

- Evidence of required insurance levels to show the policy is in effect, when it will start and end, and who is named on the policy.
- Fanster Property Management must be named as an "Interested Party" to the insurance binder provided by the tenant.
- Coverage must be \$100,000 or greater in tenant liability coverage for the property.

Failure to Maintain Insurance

If the tenant's coverage for their independently self-procured tenant liability insurance is lapsed by either non-payment or non-renewal after lease execution, Fanster Property Management will automatically purchase a policy for the tenant and add the cost of the monthly premium to the rent each month. A one-time set up fee of \$75.00 will also be charged.

Important: Limited Coverage Notice

Legal Liability to Landlord insurance is not personal liability or renters insurance. The policy does not cover any of your personal belonging, additional living expenses, or liability arising out of bodily injury or property damage to any third party. If you require any of this coverage, you should contact an insurance agent or insurance company of your choice and sign up for a Renters Insurance Policy.

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Pet Rules and Regulations

Pet policies vary from one homeowner to another. Some owners do not permit pets, while others restrict type and/or size of allowable pets. No more than two pets per household are permitted without specific owner's approval. We require, with your application, a picture of each animal that will be on the property.

Standard Pet Fees and Deposits

- \$125 Pet Acceptance Fee per approved animal due upon lease signing.
- \$300 Pet Security Deposit per approved animal due upon lease signing.

Routine Interior Walk-Throughs

Fanster Property Management conducts periodic walk-throughs of the home you lease. Our property manager or staffs will take pictures of the interior and exterior of the home and we share these pictures with the homeowner. It is understood and accepted by all applicants and tenants that this is a standard procedure for all homes we manage.

Late Rent Zero Tolerance

Rent is due on the 1st day of each month unless special other arrangement. If rent is not received by midnight on the 4th day of the month it is considered late and a fee is charged from \$100 and up. We encourage our tenants to pay rent via our online payment system for the most secure and traceable method of payment.

FEE DISCLOSURE AND SUMMARY - START OF LEASE

- \$35.00 Application Fee per adult is NON-REFUNDABLE
- FICO scores of less than 620 will not qualify
- A fee of \$65 is charged for lease preparation
- A fee of \$80 is charged for move-in orientation
- There is NO SMOKING allowed inside the home or garage
- All occupants must be disclosed on the application regardless of age
- All animals must be disclosed on the application
- A fee of \$125 is charged per approved animal
- Legal Liability to Landlord (tenant liability) insurance is REQUIRED