

APPLICATION REQUIREMENTS

APPLICATION FEE IS NON-REFUNDABLE

Please confirm there is no pending application before submitting application. Applications are taken on a first come first served basis by when application is fully completed by all applicants. If you apply for a property that has a pending application and the applicant in front of you takes the property, you will be offered to switch to another property you are qualified for or we can keep your application for 90 days on file. - **APPLICATION FEE IS NON-REFUNDABLE**

Jacob Grant Property Management strictly adheres to all Federal and Idaho State Fair Housing Laws. Our rental policy stated below is intended to evaluate the applicant's ability and willingness to pay rent on a timely basis without regard to race, color, religion, national origin, sex, disability, familial status, and ancestry. A thorough review of each applicant's identification, employment, income, credit history, criminal background, and previous residency is required for approval. Negative credit or rental history and/or a low income ratio, may result in the requirement of an increased security deposit and/or cosigner/guarantor or in denial of your application.

YOUR APPLICATION WILL BE DENIED FOR ANY OF THE FOLLOWING:

- Income less than 2.5x monthly rent
- Any eviction judgments within the last 10 years
- Any unpaid utility or landlord debts
- SSN/TIN on application does not match on credit report
- A minimum credit score of 580 from at least one applicant is required

DO NOT APPLY IF YOU HAVE NOT SEEN THE PROPERTY (In-Person or Video Tour). YOUR MONEY WILL NOT BE REFUNDED

All prospective residents 18 years of age or older are required to complete and sign an Application. The information contained in the Application is made under penalty of perjury. Any false statements made on an Application are grounds for denial and punishable by law.

Required paperwork necessary for consideration of Applicant:

1. Application: Fully complete and signed (one per applicant 18 and older)
2. Income Verification for each applicant
3. Government Issued Valid Photo ID (for each applicant over 18)
4. Application Fee (for each application, including any Cosigner/Guarantor)

Process: Applications are processed daily on a first come first serve basis. Application is only considered received once all required documents are submitted. If application is not complete within 7days of applying, the application will be processed as is and may be denied due to insufficient information. Please confirm property availability before filling out application. If property is unavailable or already rented we can only offer to switch you to another property,

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Credit History: Applicants with no credit history or negative credit reporting, including but not limited to, late payments, collection accounts, default on loans, repossessions, and civil judgments may result in increased security deposit and/or cosigner, and/or denial of the application. Current collections from other property management companies or utility providers may result in immediate denial. A minimum score of 580 from at least one applicant is required.

Criminal History: Criminal background checks are performed on all applications. Applications may be denied based on criminal history.

Previous Residency: Applicants must provide location and valid contact information for all previous residences over the last 2 consecutive years. Failure to provide this information and/or a favorable report from previous rental verifications may result in the requirement of an increased security deposit and/or cosigner/guarantor or in denial of your application.

Income Verification: Applicants must provide verifiable proof of current gross income equal to or greater than three (2.5x) times the monthly rent. Acceptable forms of income include:

1. 90 days of consecutive pay stubs including the most recent pay period.
2. Financial support Documents (child support, alimony, pension, retirement, financial aid, etc)
3. Government Income Sources (unemployment, social security, disability, etc)
4. Federal tax returns (Form 1040) for the past two (2) years if self-employed
5. Offer Letter of Employment

Bank statements may not be considered verifiable income, but may be reviewed.

Identification: Valid Government Issued Photo Identification is required to determine the true identity of each applicant. Acceptable forms of identification include but are not limited to, a government-issued: Driver's license, Identification Card, Visa or Passport, Military ID, etc. Any applicant who cannot properly establish their identity may be denied.

Occupancy Standards: We follow the industry standard for occupancy. In some cities, this is mandated as 2 people per bedroom. Please note that these limits refer to all persons residing in the home, including occupants under the age of 18 who do not submit an Application to Rent. We abide by all local housing authority codes and regulations regarding occupancy.

Cosigner/Guarantor: Only one (1) cosigner per home will be considered. A cosigner/guarantor must submit an Application, including all required support documentation, and shall be subject to all application policy requirements, including, but not limited to, application fee, income verification and identification. A cosigner/guarantor who does not meet the credit, rental and income requirements will be denied. Any approved cosigner/guarantor will be listed on the lease agreement.

Pet Screening and Policy: Unauthorized pets are not permitted in any of our rental homes. Please be advised that ALL applicants (with or without pets) must register at <https://petscreening.com/>. Please visit this link to view full Pet Policy and restrictions. This is required regardless of if you have a pet or not. Monthly pet fees will vary based on the type of pet.

Resident Benefit Package (RBP): All Jacob Grant residents are enrolled in the Resident Benefits Package (RBP). The RBP delivers savings and convenient, professional services that make taking care of your home second nature at a cost of \$39.00/month, payable with Rent. Resident and Owner mutually agree that the Resident Benefits Package is defined as follows and variations of inclusions may exist due to property specifications.

- **HVAC Filter Delivery:** A portion of the Resident's total amount due will be used to have HVAC filters delivered to their home approximately every 6 months or as required by your HVAC system. Resident shall properly install the filter that is provided within two (2) days of receipt. Resident hereby acknowledges that the filters will be dated and subject to inspection by the Owner upon reasonable notice to verify replacement has been timely made. If at any time Resident is unable to properly or timely install a filter, Resident shall immediately notify Owner in writing. Resident's failure to properly and timely replace the filters is a material breach of this agreement and Owner shall be entitled to exercise all rights and remedies it has against Resident and Resident shall be liable to Owner for all damages to the property or HVAC system caused by Resident's neglect or misuse. The owner may charge a trip fee to perform the filter change, as required, at the Resident's expense. The Resident acknowledges that if the property does not have an HVAC system, there will be no filter(s) provided and there is no discount on the overall Resident cost of the package.
- **Move-in Concierge Service:** Resident acknowledges that Owner will make available a concierge service to Resident to aid in utility, cable, internet, and other relevant service(s) activation. The Resident maintains the right to facilitate his/her own service activations. The resident agrees to abide by all HOA and other lease restrictions and guidelines applicable to utilities.
- **Resident Rewards:** Resident acknowledges that a Resident rewards program is made available to them by Owner Rewards are to be accessed online and are activated at the Resident's sole discretion through the use of a mobile application provided by the rewards

provider. Rewards will provide the Resident with available rewards as a preferred customer of the Owner

- **Credit Building:** The owner provides credit reporting to cast positive payment history through a third-party service. The owner is not responsible for any misrepresentation, erroneous reporting, and/or lack of reporting by the third-party service. Resident understands that any disputes will be handled directly between Resident and the third-party service.
- **Renters Insurance Requirements & Program:** The Owner requires the Resident to obtain liability coverage of at least \$100,000 in property damage and legal liability from an A-rated carrier and to maintain such coverage throughout the entire term of the lease agreement. The resident is required to furnish Owner evidence of the required insurance prior to occupancy, at the time of each lease renewal period, and upon request. To satisfy the insurance requirement, the Resident may either (1) be automatically enrolled into a policy that satisfies the coverage requirements as part of the Resident Benefits Package; or (2) obtain alternative liability coverage from an insurer of the Resident's choice. The option Resident chooses will not affect whether Resident's lease application is approved or the terms of Resident's Lease.
 - Option 1: Do nothing. The resident will be automatically enrolled into an insurance policy as part of the Resident Benefits Package. No further action is required. Coverage will begin on the effective date of the Resident's lease and continue throughout the lease term. Please refer to the evidence of insurance that is supplied by Jacob Grant for additional coverage details. The Resident Benefits Package monthly rate will be adjusted by the premium amount in the policy. Disclaimer - Provisions of this document and its contents is for the purpose of an example. Second Nature cannot guarantee that this document has been legally reviewed in the state or local jurisdiction of the property management partner. The Property Management partner is responsible for identifying errors in offerings, policy, or otherwise and for adjusting the language accordingly before use.
 - Option 2: Buy a policy. If Resident prefers, Resident may find, purchase, and maintain another policy that satisfies the Owner's requirements. The Resident Benefits Package monthly amount will be adjusted accordingly. Visit <http://insurance.residentforms.com/> and follow the instructions listed there to provide evidence of the required insurance coverage to your Owner. Please be sure that your policy meets the following criteria prior to submitting:
 - Policy is purchased from an A-rated carrier
 - Policy meets or exceeds the required \$100,000 in property damage and legal liability
 - Jacob Grant is listed as additional interest
 - Jacob Grant's address is listed as: PO Box 660121 Dallas, TX 75266
- **Home Buying Assistance:** The owner is a Licensed Real Estate Agent and/or Broker and offers buyer representation services and referrals to Residents enrolled in the Resident

Benefits Package for the purchase of real property. Compensation and detail of such services shall be agreed upon in a separate Agreement outside of this Lease.

- **24-Hour Maintenance Coordination Service:** Owner shall allow access to the Resident to report maintenance concerns outside of normal business hours via the online Resident portal, or other such means as made available by Owner.
- **Online Portal Access:** The owner agrees to provide Resident online portal access for the purposes of reviewing pertinent documents, payment of Rent and other fee(s), and reporting maintenance concerns. The owner reserves the right to restrict payment access to the Resident, at Owner's sole discretion, should a pattern of delinquency arise and/or persist.
- **Multiple Payment Methods:** All rental payments can be paid in a variety of ways using the Resident's portal. Available options include Electronic Payment Options via Walmart or Walgreens, debit and credit cards, along with participating retailers (as applicable). Restrictions of payment methods by the Owner are permissible should a pattern of delinquency arise and/or persist. Any applicable fees are at the Resident's expense.
- **Vetted Vendors:** The owner will ensure all third-party vendors are appropriately licensed, bonded, and insured.

NOTE: The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given if any element of the package is unavailable due to a lack of HVAC or another limitation at a specific property. *All inclusions are subject to property mechanicals or other limitations.

Property Condition: Applicant is strongly encouraged to view the property prior to signing the lease agreement. Landlord makes no express or implied warranties as to the property's condition. Properties are rented in AS IS condition unless otherwise specified in the lease.

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UPON APPROVAL:

- The applicant(s) will be notified by email and/or text.
- If the applicant(s) has an animal Completion of the PetScreening process is required (for ALL applicants, regardless of pet status)
- Once your application has been approved, you will have 48 hours to sign your lease agreement and submit the required security deposit funds via your Tenant Portal.

- Once the lease has been signed and funds have been received, we will take the property off the market. If the lease is not signed or the security deposit is not paid in full within the allotted time, we reserve the right to cancel your application and process the next application received.

*** All programs mentioned or offered at Jacob Grant are subject to change without prior notice.
Please check with your leasing agent for current program participation***

Application Fee For:

Applicants/Co-applicants (roommates, spouse): \$40.00

Co-signer/Guarantor: \$40.00

We do not accept cash.

Credit Card Convenience Fee: \$9.99

No Fee for Debit Card or ACH