

Resident Selection Criteria

At **Verandah Properties, LLC**, we are committed to providing **fair and equal housing opportunities** in accordance with **Federal Fair Housing Laws**. We welcome applicants of all **rac**es, **colors**, **religions**, **sexes**, **disabilities**, **familial statuses**, and **national origins**.

Important Notice

While we maintain **strict screening criteria**, individual property owners **may request additional consideration** for an applicant. However, all decisions must remain **in compliance with Fair Housing Laws** and be **applied consistently** to avoid discrimination.

Application Requirements

Each adult applicant (18+) must:

- Submit a **fully completed** and **signed** application.
- Pay a **\$95 non-refundable application fee** per person.
- Provide a **valid government-issued ID at lease signing**.
- If required by an HOA, complete their **separate application** and pay any applicable fees.

Verbal offers will not be presented.

Pet/Animal Screening:

All applicants, including those **without pets**, must complete a pet/animal profile through our third-party screening service:

 [Complete Your Pet/Animal Profile](#)

Income, Employment & Rental History

- **Income Verification:** Employment and income must be **verifiable**. If an employer charges for verification, the applicant must cover this fee.
- **Self-Employed Applicants:** Must provide **two years of tax returns or 1099s**.
- **Roommate Applicants:** Must **demonstrate the ability to maintain shared financial responsibility** for rent and utilities.
- **Rental History:** A minimum of **one year of verifiable rental history** is required.

Incomplete applications will not be processed.

Credit & Background Screening

- **Credit history must be free of:**
 - Recent evictions, collections, liens, or bankruptcies (within the last 5 years).
 - Significant slow payments or judgments.
 - **Criminal Background Check:**
 - Criminal background checks will be reviewed on a **case-by-case basis** in compliance with **HUD guidance**, considering the nature, severity, and timing of the offense.
 - **No registered sex offenders will be approved.**
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Pet & Animal Policy

- All applicants must complete the **Pet/Animal Screening** process.
- Approved pets will incur:
 - **\$20/month pet management fee** for the first pet.
 - **\$10/month pet management fee** for each additional pet.
 - **\$75 non-refundable pet management fee + \$100 refundable pet deposit** due at move-in.
- **Pet Behavior & Breed Restrictions:**
 - Certain dog breeds may be restricted **based on behavior, history, and insurability**.
 - Applicants with **service or assistance animals** are **exempt from breed restrictions** under **Fair Housing regulations**.

🚫 **No pets are allowed without prior written approval, a lease addendum, and required deposits.**

🐕 **Service animals and medically necessary assistance animals are exempt from fees.**

👉 [Complete Your Pet/Animal Profile](#)

Move-In Deposits & Fees

- **Good Faith Deposit:** Required upon approval, used as **first month's rent**.
 - Includes **\$225 administrative fee**.
 - If an applicant is approved but does not sign a lease, the deposit is forfeited.
- **Security Deposit:** Due at **move-in**, paid in **certified funds only**.
- **HOA Fees:** If applicable, tenants may be required to pay additional HOA application fees.
- **Rent Payments:** Processing fees may apply to online rent payments—these are **third-party charges** and **not controlled by Verandah Properties**.

🚫 **All properties are NON-SMOKING.**

Resident Benefits Package (\$30/month)

Our **Resident Benefits Package** provides **valuable savings and professional services**, including:

- **Maintenance Concierge Service** including AI Enhanced Troubleshooting to help you Help Yourself!
- **Resident Support**
- **Online Payment & Account Access**

💡 **Flat Rate Pricing:** This package is **all-inclusive**, and **no discounts** are provided if any individual service is unavailable.

👉 [Learn More About the Resident Benefits Package](#)

Final Notes

- **Occupancy Limits:** Must comply with **HUD guidelines**.
- **Rental Agreement Compliance:** Failure to comply with lease terms or pay rent will be **reported to the credit bureau**.

📌 **By submitting an application, you agree to all terms outlined above.**