

Before You Apply — Quick Qualification Checklist

Thank you for your interest in renting with **Bianchi Realty and Property Management**. Please review the checklist below before submitting an application.

Basic Requirements

- ✓ All occupants **18+ must apply separately**
 - ✓ Applications are processed in **2–4 business days** (once complete)
 - ✓ All required documents and fees must be submitted before processing begins
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Income Requirements

- ✓ Combined gross income should be:
 - **2.5x rent or higher** → Standard approval
 - **2.0–2.49x rent** → May require additional deposit or co-signer
 - **Below 2.0x rent** → Not eligible
 - ✓ Income must be **verifiable** (pay stubs, bank statements, or tax returns)
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Credit Guidelines

- ✓ General expectations:
 - **620+** → Standard approval
 - **550–619** → May require additional deposit
 - **Below 550** → Typically declined
- ⊘ Applications may be denied for:
 - Unpaid landlord balances
 - Collections or charge-offs

- Repeated late payments
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Rental History

- ✓ Minimum **2 years of rental history preferred**
- ✓ Positive landlord references required

⊘ May not qualify if you have:

- Prior evictions
 - Lease violations
 - Property damage history
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Background Screening

- ✓ Criminal background check required

⊘ Applications may be denied if history presents a risk to:

- Property
 - Residents
 - Community
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Pets


- ✓ All applicants must complete a **Pet/Animal Profile**
- ✓ Pets must be approved prior to move-in

💡 Additional deposits and monthly pet rent may apply

(Service/support animals are handled per legal guidelines)

Costs to Apply

- ✓ Application Fee: **\$65 per adult (non-refundable)**
- ✓ Income Verification Fee: **\$10 per adult (non-refundable)**

 All payments must be made **online**

After Approval

- ✓ Holding deposit (**½ month's rent**) due within **48 hours**
- ✓ Lease must be signed promptly after approval
- ✓ Security deposit typically **1–2 months rent**

Rhino Option (Deposit Alternative) Instead of a large upfront deposit, approved applicants may qualify for **Rhino**, which allows:

- Low monthly payment instead of full deposit
- Faster move-in with less cash upfront

 Failure to proceed may result in loss of deposit

Important Notes

- Applications are **not first-come, first-served**
 - The **most qualified applicant is selected**
 - Properties are rented **as-is unless agreed in writing**
 - You must **view the property before applying** (or sign a site-unseen addendum)
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✓ **Ready to Apply?**

If you meet the above guidelines, you're ready to move forward.

- 👉 Apply online at: www.homesforrent.live
 - 👉 Select "Homes for Rent" and click **Apply Now**
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Pro Tip

Submitting a **complete and accurate application** with all documents upfront will give you the best chance of approval.

Rental Fees & Move-In Costs

Category	Fee	Details
Application Fee	\$65 / adult	Non-refundable
Pet Screening	\$20 first / \$10 additional	Per pet
Holding Deposit	~50% of rent	Due within 48 hrs, applied to move-in
Lease Signing Fee	\$200	One-time
Security Deposit	1x–2x rent	Based on credit/income
Pet Deposit	From \$300	Refundable
Pet Rent	From \$20+/month	Per pet
First Month's Rent	Varies	Due before move-in
Resident Benefits Package	Included (if applicable)	Built into lease pricing