



813 N Atlantic Ave
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www.pytharealty.com

EQUAL HOUSING: Atlantic Shores Realty is an equal housing opportunity provider. This corporation does not discriminate on the basis of race, color, religion, sex, disability, familial status, or national origin.

RENTAL APPLICATIONS: Rental applications are to be completed by each applicant. Any omissions or falsifications may result in rejection of an application or termination of a lease. The deposit will be automatically forfeited. A driver license or other legal photo ID will be required for identification.

APPLICATION FEE: A \$40.00 non-refundable fee is required for verification of information. One fee per person unless you are married.

SECURITY DEPOSIT: A security deposit equal to one month rent must be submitted with application for residency. This amount will be forfeited as liquidated damages if intent to lease is cancelled after 72 hours of the receipt of deposit. Apartment will not be held without a security deposit.

QUALIFICATION CRITERIA: All of the criteria below must be met for application approval.

You must be at least eighteen (18) years of age to apply for an apartment, condominium or single family home.

INCOME: Your gross monthly income must equal three times the rent amount. Atlantic Shores Realty will verify all sources of income. *An employment letter on company letter head stating your date of hire, position held and your monthly income will be considered or a copy of your most current pay stubs.*

EMPLOYMENT: We will verify a minimum of two years of employment history. In the event of an applicant who is self-employed, written verification of two previous years income must be provided.

CREDIT HISTORY: A credit report will be run on each applicant. Applicant(s) must have no collection accounts, write-offs, or profit or loss filed on their credit within the past twelve months. All collections, bankruptcies, and negative ratings in the proceeding twelve months period will need to be reviewed by the manager for possible special consideration*.

PREVIOUS RESIDENCY: We will verify a minimum of three years of rental or mortgage history, and all history must be positive. If there is an outstanding balance due to another landlord or apartment community, the application will not be approved.

GUARANTOR ACCEPTANCE: All guarantors must fill out an application and meet all qualification criteria. Guarantor will not be accepted if applicant has current derogatory credit. A guarantor will be fully responsible for the lease if the occupying resident defaults.

FELONY CONVICTIONS: Applicant(s) must not have any felony convictions.

OCCUPANCY: No more than two occupants per bedroom in each floor plan.

PET POLICY: Limit of one pet per apartment. There is a twenty-five pound weight limit. A Pet Lease needs to be signed, and a \$250.00 non-refundable pet fee must be paid in full at move-in. In the event that there are two pets in the apartment, an additional \$100.00 non-refundable pet fee is required for the second pet.

I have read and understand the Qualification Standards listed above.

Applicant Signature

Date

Applicant Signature

Date

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