

Thank you for considering Hylton and Company for your rental home.

Hylton & Company abides by all Federal Fair Housing Laws and welcomes applicants regardless of race, color, religion, national origin, sex, elderliness, familial status, disability, source of funds, sexual orientation, gender identification, and veteran status.

Please Read Before You Began the application process:

Please obtain all required documents before submitting your application. All applications without all required uploaded supporting documents will be discontinued.

- Each adult over 18 is required to complete a separate application form. Only include your information on your application. For example, only provide your income. You would not include a co-applicant's income or dependent's income on your application.
- Each applicant must pay the \$50.00 application fee.
- Each applicant must provide a copy of a legible government-issued photo identification card. (Example: Driver's License, State issued Identification Card or Passport).
- Each applicant must provide a copy of their Social Security Card.
- Income should be at least three (3) times the monthly rent and from a verifiable, unbiased source. Each applicant is required to upload 3 months of pay stubs or 2 years of signed tax returns. Please note if verification fees are required by the employer, they must be paid by the applicant.
- What if I am self-employed? - Self-employed income must be verified with previous years of CPA prepared financial statements or signed tax returns.
- Each Applicant must provide verifiable residence history for at least two (2) years whether you currently own or rent. Applicants are responsible for providing information including the names, addresses and phone numbers, of Landlords with the dates of tenancy for the previous 3-5 years. Rental history must be verified from unbiased sources. Homeownership will be verified from a current credit report. We can accept military base housing as rental history. Any evictions within the previous 5 years will be automatic grounds for denial. Broken leases will be considered on a case-by-case basis and an additional security deposit may be required. Unpaid rental judgments will result in automatic denial.
- Each Applicant will have credit history screened. We will screen credit and obtain a score through Experian. The credit report provides the history of the applicant's bills being paid on time and history of debt "write-offs" or accounts that have gone into collection. Money owed to a previous landlord, utility company, and auto repossessions are causes for automatic denial.
- Each applicant must complete a pet screening, which includes non-pet and pet owners. The website is <https://hyltonandcompany.petscreening.com>.
- All Lease Agreements are 12-month Lease Term

Pets:

- Pets are not permitted in homes without prior approval. Check with the property manager before submitting an application at applications@hyltonandcompany.com. Application Fee will not be returned if the home has a pet restriction.

- Each applicant must complete a pet screening, this includes non-pet and pet owners. The website is <https://hyltonandcompany.petscreening.com>.
- The owner and property manager reserve the right to accept or deny pets.
- Typical Pet Rent is \$35 monthly per pet and Pet Deposit is \$400 dollars per pet (\$200 is refundable if the lease is executed successfully; \$200 is nonrefundable). If additional documents or information is needed, we will contact you with those additional instructions.
- Restricted Breeds are, but not limited to Akitas, Alaskan Malamutes, Bulldogs, Cane Corso, Chows, Doberman Pinschers, German Shepherds, Great Danes, Mastiffs, Pit bulls, Rottweilers, Siberian Huskies, Terriers, and Wolf Hybrids.

Section 8 Vouchers:

Housing Vouchers (Section 8) are accepted on all properties for the rent amount listed. Credit, criminal, and rental history will be verified. Properties cannot be held without verification of approval from the Housing Voucher Program.

Security Deposits:

Applicants with higher credit scores and references will generally be approved with a security deposit of one month's rent. A higher deposit may be required pending screening results.

Please allow 5-7 business days for your application to be reviewed and processed.

- After completing the process of reviewing your application each applicant will receive an email stating approved or denied.
- Once approved the applicant has 24-hours from the time the Lease Agreement is sent to sign the lease and pay the security deposit and administrative fee of \$150.00.
- The home will continue to be listed and shown until the Lease Agreement is signed and the deposit (and any additional applicable fee) is paid in full. If a deposit is refunded for any reason, there will be a \$100.00 administrative fee applied to the deposit.

Below is a summary of fees:

Application fee: \$50.00

Administrative fee: \$150.00

Common Reasons to be Declined:

Application submitted without all required documents uploaded

Evictions and unpaid balances due to landlords

Repossessions (vehicle repossessions)

Credit unsatisfactory (delinquent accounts and collections)

Credit score below 539

Insufficient income

Unsatisfactory references

Felonies

Bankruptcies

Unqualified occupants

Pets

Application fee: \$50.00

Resident Benefits Package (RBP) is a must!

The Hylton & Company Resident Benefits Package (RBP) delivers savings and convenient, professional services that make taking care of your home second nature. By applying, Applicant agrees to be enrolled and to pay the applicable cost of \$50/month, payable with rent.

Your RBP may include, subject to property mechanicals or other limitations:

- HVAC air filters are delivered directly to your door approximately every 60 days.
- A resident rewards program that helps you earn rewards for paying your rent on time.
- Credit building to help boost your credit score with timely rent payments.
- \$1M Identity Protection for all adult leaseholders
- Home buying assistance for when the time is right to buy your “forever” home
- Online portal: Access to your account, documents, communication, and payment options.
- Vetted vendor network: we find technicians who are reputable, licensed, and insured.
- Renters Insurance: Protect your personal property in a rented apartment, condo, or home for life’s unexpected events such as fire, theft, or sewer damage. Renter’s Insurance will pay you for your damaged or lost property as well as ensure you from liabilities for injuries to guests on your property.

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.

Application fee: \$50.00