
Rental Requirements

- All applicants over the age of 18 are required to fill out their own separate rental application through our website. Applicants will be linked and considered for approval as a group.
- Application fees are \$30 each and are non-refundable.
- Applicants MUST upload a current, government issued ID with their application.
- Applicants MUST upload a month's worth of paystubs or alternate proof of income such as an award letter or pension statement with their application.
- **Income requirements:** 3 times your monthly gross income (before taxes) must be equal to or greater than the monthly rent amount of the house you are applying for. *For Example, if you make \$3,000 in monthly gross income, you would qualify for \$990 in monthly rent.*
- You MUST be employed with your current employer for a period of at least ONE YEAR. *The only exception is what we consider new employment. Your new position MUST have a start date within 30 days from the day you apply and you must provide an offer letter.*
- Self-employed applicants must provide a tax return from the previous year as well as their 3 most recent bank statements for proof of income. We qualify by Adjusted Gross Income.
- Alternate forms of accepted income include SSI, disability, court-mandated child support with print out, veteran's benefits, pension and/or retirement income. *Student loans will only be considered as qualifying income if the applicant pays the full rent amount up front for the entirety of the lease (12 months).*
- **Rental requirements:** Applicants must provide continuous formal rental history of at least ONE YEAR, the majority of which must be within the last 12 months to qualify for one of our rentals. Three FULL years of housing history must be provided, the most recent of which must be formal rental history. *If you are a homeowner, you may provide owner-of-record proof (such as a mortgage statement) in lieu of a similar rental history.*
- Any evictions on record within the last 7 years will result in a denial. *If the eviction is older than 7 years and there is still an outstanding balance, this will result in a denial.*
- **Credit requirements:** Although each applicant must consent to a check of their credit history, it may not be processed for every application as that verification decision is left up to the property owner's discretion.
- If you are a registered sex offender, you will be denied.



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- Criminal history will be considered on a case-by-case basis, however we DO automatically deny for any of the following offenses on record, but not limited to: *manufacturing/dealing a controlled substance; any crime of a violent nature; fraud-related charges; minor-related charges; and/or sex crime charges.*
 - **Pet Policy:** Each property has a different pet policy, please refer to its listing for details. Any property that accepts pets will have a non-refundable pet fee due at move-in. *Note: If the listing states that only small pets are allowed, that includes anything under 35 lbs.*
 - Any false information provided will result in an automatic denial.
 - Your application WILL BE DELAYED if you provide any incomplete information.
 - **Please Note:** Completing an application does *not* guarantee you will be approved for the property you applied for. All rental applications will remain active 60 days after which a new application and its associated fees would be required.