



Application Checklist

Application Date: _____

Requested Move-In Date: _____

Property address: _____

- Verify income ratio: rent/all debt = 28%; 38% or less compared to income
- Credit profile: score 620 or above; no collections or judgements
- Rent Spree application for all applicants over 18 yrs.
- Proof of identity for over 18: DL's or gov.'t ID
- For active duty military app fee is refunded with a signed lease
- Proof of income: past 30 days paystub/LES; self-employed must provide past 2 years signed tax returns
- Proof of other income (if needed): court order; trust statements; pension stubs
- Previous rental history: must list on application
- Verify no evictions; Failure to Pay rent; no outstanding unpaid rent
- Electric to be transferred to Tenant prior to move in
- HOA/Condo restrictions may apply in some cases
- Tenant must have proof of renters' insurance and \$100k minimum liability insurance prior to move in
- Certified funds for security deposit and first month's rent required
- Security deposit check and signed lease required within 48 hours of approved application
- LA will write lease

Send this list and application to: Info@RiverscapeGroup.com.

Or have applicant use the RentSpree link to apply.

Call Angie with questions: 410.299.6490