



FOR UNITS THAT ARE AVAILABLE FOR IMMEDIATE MOVE-IN, WE REQUIRE A MOVE-IN DATE WITHIN 14 DAYS OF APPROVAL. FOR HOMES THAT ARE PRE-LEASED, WE REQUIRE A MOVE-IN DATE WITHIN 7 DAYS OF THE READY DATE.

SECURITY DEPOSIT

Security deposits vary by unit and applicant. They may be up to two times the rental price. Nest Managers does offer \$0 Security Deposits for qualified applicants. *Learn More*

RENTAL HISTORY

Past and current rental history will be verified. Negative rental history reflecting in your credit report may result in the requirement for an additional deposit, guarantor, or denial. Nest will not accept any applicants with evictions less than 7 years old or with outstanding negative accounts with other property management companies.

FAIR HOUSING STATEMENT

Nest Managers and the Owner are committed to compliance with all federal, state, and local fair housing laws. It is our policy to comply with all laws prohibiting discrimination, including those that prohibit discrimination based on race, color, religion, national origin, sex, familial status, marital status, age, physical or mental disability, source of income, medical condition, sexual orientation, gender, gender identity, ancestry, gender expression, genetic information or any other applicable specific protected classes.

INCOME

Gross monthly income of combined applicants must be legal, verifiable and no less than three (3) times the listed monthly rental rate. Acceptable documents include two current pay stubs showing tax deductions and year-to-date earnings or official offer letter (on company letterhead and signed) if new employment within 30 days.

CREDIT HISTORY

To determine satisfactory credit, we process a credit report through a third party credit reporting agency. Negative outcomes may result in the requirement of an additional deposit, guarantor, or denial and may be the result of delinquencies, bankruptcies, evictions, collections or more.

BACKGROUND

A complete background check to include a search for criminal records will be conducted. A criminal charge or conviction may result in an applicant's denial.

GUARANTOR

If your income does not equal 3x the monthly rent you can have a guarantor apply to qualify. A guarantor must show proof of residency within the United States. A guarantor must pay an application fee and have verifiable source of income in an amount no less than five (5) times the listed monthly rental rate. One guarantor may be accepted per household for lack of income and will be added to your lease.

OCCUPANCY

We follow the suggested occupancy standard: occupancy is two (2) persons per bedroom plus one (1) additional person for the overall rental unit (i.e., 1 bedroom, three (3) people, 2 bedrooms, five (5) people, etc.).

PETS

Pet restrictions may vary per property. Only domestic pets are permitted, please indicate type on your rental application. A monthly pet rent and pet fee may apply. All pets must be screened through PetScreening.com. The following breeds are restricted: Akitas, Alaskan Malamutes, American Staffordshire Terriers, Argentine Dogos, Bull Mastiffs, Doberman Pinschers, Fila Brasileiros, German Shepherds, Pit Bull Terriers, Presa Canarios, Rottweiler, Staffordshire Bull Terriers, Tosa Inus, Wolf-hybrids, Allmixes of these breeds

APPLICATION FEE

An application fee of \$60 per applicant age 18 years and older is required. Once submitted, your credit and background check are completed. Your application fee is 100% NON-REFUNDABLE. All individuals living in the unit age 18 years and older must be a lease signer and are required to complete a rental application.