



North Queen Homes, LLC.

## **. Application Process & Qualification Standards**

Thank you for your interest in renting one of our homes. All applicants are evaluated using the same criteria to ensure a fair and consistent process. Processing time is typically 1-3 business days.

### **Application Requirements**

- Each person 18 years or older must submit a separate application and processing fee (\$40)
- Applications must be complete and truthful

### **Identification & Income**

- Valid government-issued photo ID and Social Security number required
- Gross monthly household income must be at least three (3) times the monthly rent from verifiable sources

### **Rental, Credit & Background**

- Positive rental references for the previous five (5) years
  - Alternative housing references may be considered if full rental history is unavailable
- No prior evictions or unpaid housing-related judgments
- Credit history reviewed for responsible payment patterns, with emphasis on housing or utility debt
- Credit score of 600 or higher is preferred. Applicants with credit below 600 may still be considered with compensating factors at the landlord's discretion such as prepaid rent, a qualified co-signer, or proof of timely rent payments.
- Background screening required for all applicants age 18 or older

### **Occupancy & Property Rules**

- Occupancy limited to two (2) persons per bedroom
- Smoking or vaping is not permitted on the premises
- No pets permitted (Service animals and emotional support animals accepted in accordance with federal and Ohio fair housing laws)

### **Deposit to Hold**

If move-in will not occur within 24 hours of approval, a Deposit to Hold equal to one month's rent is required to reserve the home for up to 14 days.

- Deposit to Hold is transferred to the security deposit upon lease signing
- Deposit to Hold is forfeited only if the approved applicant chooses not to proceed
- If not received within 24 hours of application approval, the home may be offered to another applicant
- If an approved applicant is required to provide advance notice to their current landlord, the Holding period may be extended for up to 30 days with written proof of such requirement. Additional prepaid rent or an extended hold fee may be required for extended holding periods.

### **Equal Housing Opportunity**

We comply with all federal and Ohio fair housing laws. Approval decisions are based solely on the criteria listed above.