



## **RENTAL QUALIFICATIONS & APPLICATION PROCESS**

Updated 8.26.2025

Thank you for considering renting a Tailored Homes Property Management home! This guide was prepared to help you understand the application process, including how we qualify applicants, and to provide transparency around our fees.

**Do NOT complete an application unless you have FULLY read the rental qualifications, process, pet policies and understand the payments and fees schedule below.**

### **Viewing Our Properties & Optional Pre-Application Interview**

All Tailored Homes properties are shown by Tailored staff or licensed agents. But don't worry - our schedules are flexible to meet your needs and we will give you plenty of privacy while you tour our properties! A **brief telephone call will be conducted prior to scheduling the showing** and is recommended prior to completing an application to minimize the chances of lost application fees.

In most cases, an application is NOT required to view a home. However, if the property is currently occupied, an approved application is required prior to scheduling a viewing (if applicable).

To conduct a showing or speak to us about our qualification process, call or text us at 800.619.0080 or email [Info@RentTailored.com](mailto:Info@RentTailored.com).

### **Rental Qualifications**

Applications are processed on a point system and scored based upon factors including, but not limited to rental history, income, employment, criminal and eviction history, resident/credit score and legal events. If your application does not meet our minimum qualifications, an additional security deposit may be required.

1. All individuals aged 18 or older are required to submit a separate rental application, regardless of relationship or familial status.
2. The combined gross income of all leaseholders must be at least three times (3x) the monthly rent and must come from verifiable, lawful sources.
3. All applicant(s) must have a combined average TransUnion ResidentScore of 600 or above. Similar to FICO or Vantage, TransUnion's ResidentScore is in the range of 350 to 850. While ResidentScore will not completely align with the more common FICO or Vantage score, there will naturally be some correlation. Combined average scoring falling below this will result in the denial of the application. A higher deposit may be required depending on the scoring outcome.

4. Co-signors may be considered on a case-by-case basis and are subject to management approval.
5. Applications may be denied for any of the following cases:
  - a. The applicant is a registered sex offender (this will result in automatic denial).
  - b. A felony conviction that may pose a risk to persons, property, or the community.
  - c. An eviction from a rental property within the last 60 months may impact your eligibility for approval.
  - d. An open collection account with a landlord or property management company.
  - e. An open or unresolved bankruptcy.
  - f. The application may be denied if any information provided is found to be false, misleading, or cannot be verified.
6. A negative rental history – including but not limited to late rent payments, lease violations, or issues identified in a prior rental verification may result in application denial
7. We do not allow more than 3 unrelated adults (immediate family members) in a rental home.
8. Limit of 2 occupants per bedroom, excluding anyone under 1 year of age.
9. All applicants are required to present a valid government-issued photo identification. Please ensure that the information provided on the rental application corresponds exactly with the identification submitted.

### **Pets and Assistance Animals**

Before submitting an application, please confirm the specific pet policy for the property you are interested in. Pet policies vary by property and may include restrictions on pet type, breed, weight, and the number of pets permitted. For more information, please review our company's [pet policy](#).

At the end of the application process, **ALL applicants** will be directed to [PetScreening.com](https://www.petscreening.com) to complete a required pet profile. Only applicants with pets will be required to pay a non-refundable pet profile fee. Applicants without pets will NOT have to pay a fee but must complete a brief profile. Applicants with an assistance animal must complete the required 'Assistance Animal' profile through the same link, at no cost.

### **Next Steps**

#### Step 1: Prepare For ID & Income Verification

Please ensure that all required documentation is prepared prior to beginning the application. This includes a valid government-issued photo ID and proof of income. Acceptable forms to verify income are listed below:

- **Two most recent paystubs**
  - Applicants who are paid bi-weekly must provide at least two recent pay stubs. Applicants who are paid weekly must provide a minimum of four recent pay stubs.
  - Should clearly show employer name, applicant name, and gross income
- **Offer Letter or Employment Verification Letter**
  - Must be on company letterhead
  - Should include name, start date, position, and salary or hourly wage
- **Tax Returns (for self-employed applicants)**
  - Previous year's full return (1040) or Schedule C
- **Social Security or Disability Income Statement**
  - Official benefit award letters or recent statements from SSA
- **Pension or Retirement Income Statement**
  - Monthly or annual benefit documentation
- **Bank Statements**
  - Accepted when used to show regular income deposits. Applicants must provide consecutive statements covering a minimum of **four months**, clearly demonstrating consistent income.
  - In limited cases, applicants without traditional income may submit recent bank statements as alternative income verification, subject to management approval. To qualify:
    - Provide a minimum of **four months of consecutive bank statements** from a checking, savings, or money market account.
    - Statements must show a **balance equal to at least 3x the monthly rent, multiplied by the lease term.**  
*Example: \$1,500 rent x 3 x 12 months = \$54,000 required balance.*
    - Funds must be liquid and accessible (no investment or retirement accounts).
    - **Updated proof of income or funds is required before lease renewal.**
- **Investment Income Statements**
  - Regular income from dividends, stocks, or rental properties

### Step 2: Complete The Application(s)

Each occupant **aged 18 or older** is required to submit a separate rental application and pay a **non-refundable application fee of \$55 per application**. All applications must be received in full before processing can begin. Incomplete applications may delay processing and could result in the property being leased to another qualified applicant while we await required information.

### Step 3: We Review Your Completed Application

Applications are processed once all required documents are received. Applicants will typically be notified of a decision within **48 business hours** of receiving screening results.

If applications are received from other qualified applicants, all will be processed, and the applicant with the highest qualifying score will be approved. If the application is approved

but not selected, the approved application will remain valid for **60 days** and may be transferred to other available properties. After 60 days, reapplication is required.

#### Step 4: Lease Signing and Initial Payment (Once Approved)

If approved (and selected, in the case of multiple qualified applicants), applicants must sign the lease and pay the full Security Deposit and Lease Admin/Technology Fee (see below) **within 72 hours of acceptance notification**. The property will be placed on a temporary hold until that time. However, please note: **the property will remain listed as available** until both the signed lease and security deposit have been received.

### **Fees and Services**

You can expect to pay the following fees:

- **Security deposit**, typically equal to one month's rent, is required. At the end of the tenancy, the deposit will be returned in accordance with South Carolina law, minus any lawful deductions for damages beyond normal wear and tear, unpaid rent, or other outstanding charges. Due at lease signing.
- **Lease Admin/Technology Fee**. A one-time, non-refundable fee of **\$250** is required to cover application processing, move-in coordination, and access to our online resident portal. Due at lease signing.
- **First Month's Rent**. Rent will be pro-rated if your lease starts after the first day of the month. Due at move-in and monthly thereafter.
  - If your lease start date is on or after the 20th day of the month, you will also be required to pay the next full month's rent. For example, if your lease begins on June 21st, you will be required to pay for 10 days of June and all of July at lease signing.
- **Pet Fees**. For applicants with pets, a one-time profile fee will be paid directly to PetScreening.com. In addition, a one-time non-refundable pet fee will be due at move in (amount varies by property) as well as a monthly non-refundable pet rent ranging from \$25 to \$40 per pet will apply, based on the pet's FIDO score provided by PetScreening.
  - Please note: *PetScreening.com may assess additional charges for multiple pet profiles and annual profile renewals.*
- **Resident Benefits Package**. A monthly fee, due with rent, of \$29 will be applied to all accounts. The fee covers the following:
  - Pest Control. Up to 4 pest treatments per year for covered pests.
  - Air Filter Delivery. Changing filters results in improved HVAC performance and savings on energy bills and maintenance costs.
- Occasionally properties may have additional fees (e.g., for parking), which would be detailed on your lease agreement.