

Frequently Asked Questions - Properties Unlimited of TN (Revised 11/1/09)

Do you check my credit?

Yes, we do a credit report, but put most of our emphasis is on how you have paid rent to another landlord. We also verify your source of income to be sure that it is a steady income. We are not concerned about how you pay your credit cards or car payment. **We are only concerned about how you have paid your housing expenses in the past. Please do not apply if you have been evicted from a rental unit.** Applicants with mortgage foreclosures are review on a case by case basis.

What if I do not have any previous landlord?

We will consider your application if you do not have previous rental history, only if you have a co-signer. This co-signer must be a blood relative, parent preferred, or your employer. If you have mortgage history we will consider your payments just as we consider rental payments and you will not have to have a co-signer if approved.

What is your pet policy?

We accept pets at all locations. Of course some locations are better suited to different type of pets. Some houses have fenced yards. **The refundable deposit for tenants with pets is a full month's rent.** No more than 3 pets are allowed unless the tenant is granted an exception by management. We do require that if you have an aggressive type breed of dog, ex. German Shepherd, Rotweiller, that you have a renter's insurance policy that has a liability clause. **The Pit Breed is not allowed under any circumstances.**

What is your application process?

After viewing the property you next must complete our application. We require that the deposit come in with the application. Our non-refundable application fee is \$25.00. **Those two fees must be in two separate checks or money orders.** We will process the application which generally takes 24 to 48 hours. We provide a copy of the lease for your review when you apply. We will communicate acceptance or rejection to you as soon as we have all the information from prior landlords and employment. Once we approve an application we can hold the property for only 2 weeks. Upon approval we will cash your check and deposit it into our escrow account. **As stated on the application, if you are approved to rent and fail to move into the property for any reason your deposit is forfeited.**

Do I get 100% of my deposit back?

If you fulfill your lease agreement and there is no damage to the unit you may receive 100% of your deposit back. We do not deduct any fees for cleaning. If there are any damages to the property then we will determine the dollar figure to be deducted from your deposit and the balance will be refunded. Should damages exceed your deposit then you would be responsible for the excess charge.

Length of Lease

All of our leases are for a minimum of 12 months. We do have a buy out clause in our lease agreement that allows tenants to move out early and still have a good credit history. The terms are listed on the last page of the lease agreement.

Please direct any additional questions to Linda or Richard Dillon at Properties Unlimited