Tenant Preferred Application Process

A Friendly Guide to Renting This Home

Thank you for your interest in this rental listing. We know finding a great place to live can feel a little like dating, speed dating, and filing taxes all at the same time. Our goal is to make the process as clear, smooth, and drama-free as possible for you, the landlord, and everyone involved.

Please review the following best practices before applying or asking additional questions.

1. Best Way to Communicate

Please direct questions and application-related communication to the listing team.

Email is usually the best way to reach us because it helps keep everyone organized, accurate, and less likely to lose important details in the land of text-message chaos. We do our best to respond promptly during business hours. If you reach out after hours, on weekends, or while we are pretending to have boundaries, we will usually respond the next business day.

2. Before You Apply, Please Review the Listing Carefully

Before submitting an application, please make sure you have reviewed:

- Monthly rent
- Security deposit
- Lease term
- Move-in date
- Pet policy
- Parking
- Laundry
- Utilities
- Included appliances
- Any HOA/building rules, if applicable
- Showing instructions
- Application requirements

This helps avoid the classic “I love it, except for the one thing clearly stated in the listing” situation.

3. What Strong Tenant Applicants Usually Provide

As a general standard, most landlords like to see a complete, organized, and easy-to-review application package. A strong rental application may include:

Basic Application Items

- Completed rental application
- Government-issued photo ID
- Proof of income, Recent pay stubs, bank statements, tax returns, or offer letter, if applicable

- Credit report or authorization to run credit
- Background check authorization, if required
- Rental history and Landlord references
- Employer or professional references

If Self-Employed - If you are self-employed, a strong package may include:

- Recent tax returns
- Recent bank statements
- Profit and loss statement
- CPA letter, if helpful
- Business website or professional profile, if relevant

Self-employed applicants are absolutely welcome. We just want to help the landlord clearly understand the financial picture without needing a detective board and red string.

4. What Makes an Application More Competitive

If multiple tenants are interested, landlords often look for the cleanest and strongest overall package. Helpful items may include:

- Strong credit
- Verifiable income
- Stable employment or income history
- Good landlord references
- Flexible move-in timing
- Complete application materials
- Clear communication
- Respectful showing behavior
- Ability to provide funds promptly if approved

Basically, the easier you make it for the landlord to say "yes," the better.

5. Please Submit Everything Together

Whenever possible, please submit your full application package at one time. Incomplete applications can slow things down, especially if the landlord has multiple interested parties. A complete package says:

"I am organized, serious, and probably know where my phone charger is." That is the energy we like.

6. Pets, Parking, and Special Requests

If you have pets, vehicles, roommates, unusual move-in timing, or special requests, please tell us early.

For pets, please provide:

- Type of pet, Breed, Size/weight, Age
- Pet resume, if available
- Photos, if helpful

- Service animal or emotional support animal documentation, if applicable and legally appropriate Surprises are great for birthdays. Less great for lease negotiations.

7. Funds Needed If Approved

If your application is approved, please be prepared to move quickly with:

- Security deposit
- First month's rent
- Any required move-in fees
- Renter's insurance, if required
- Signed lease documents
- Utility setup, if applicable

Until funds and signed documents are received, the home may not be fully secured.

Translation: enthusiasm is lovely, but paperwork and deposits tend to be what actually win the apartment.

8. Showing Etiquette

When touring the property, please:

- Arrive on time, let us know if you are running late
- Avoid bringing extra guests unless discussed in advance
- Be respectful of the home
- Ask questions, and take notes
- Do not open private cabinets, drawers, or personal items if the property is occupied

We want you to feel comfortable exploring the home, while also respecting the current occupant or owner.

9. Fair Housing and Equal Opportunity

All applications are reviewed in accordance with applicable fair housing laws and landlord criteria.

We are happy to answer process questions, but we cannot make promises about approval before the landlord reviews the full application package.

Our goal is a fair, professional, and transparent process for all applicants.

10. Final Thought

We appreciate your interest in the home and want to make this process as smooth as possible. If this is the right fit, wonderful. If not, we still hope to create a positive experience and possibly help you with another home in the future.

Finding a rental should not require emotional support snacks — although, frankly, we respect the strategy. Thank you again for your interest.

Erik Brown - www.ErikRBrown.com