



Peach Blossom

PROPERTIES, LLC

Minimum Qualifying Criteria and Requirements as of **October 17, 2023**

Apply at this website - <https://screen.boompay.app/units?token=jx41iVfxUdL8o1HXCBHq>

1. Incomplete applications will not be accepted. Application fee of \$85 per person 18 years of age and older, must be paid online when filling out application. Application fees are **non-refundable**. Upon approval, there will be a \$150 non-refundable admin fee that is due at the time of move in.
2. Applicant must submit color copy of photo ID.
3. Please note that Peach Blossom Properties, LLC does not accept guarantors or co-signers.
4. Applicants are required to make 3 times the monthly rental amount. Applicants should submit paystubs for the most recent two months of employment, or if self-employed, two years most recent tax returns. If there are 3 or more unrelated applicants over age 18, then applicants must make 4 times the monthly rental amount. If applicant is retired, please submit proof of funds that show applicant receives three times the monthly rental amount or has the funds in a retirement account.
5. Applicant's credit history will be obtained. Because this can be one of many indicators of a good tenant, the applicant's credit history will be reviewed for repayment history and timeliness of payments. All lease holder's credit scores are averaged.
6. We are an alternative zero security deposit company. Contingent on your credit score, a specific Rhino Policy may be offered. In cases where a Rhino policy is not approved based on applicant's credit profile, we will accept a cash deposit (certified funds) equal to the protection amount of the Rhino Policy. For all approved residents that do not want to utilize the Rhino policy alternative, they will be allowed to also pay the security deposit requirement in cash deposit (certified funds).

Credit Score 1-520 will be declined.

Credit Scores 521-599 will require a cash deposit of 2 times the rental amount. If approved for Peach Blossom Advanced Rhino Policy this can be used in lieu of cash deposit (certified funds). For all credit scores in this range, applicants will have to pay additional fees due to risk level. Credit Score 600 or above will require a cash deposit (certified funds) of 1 times the rental amount. If approved for Peach Blossom Standard Rhino Policy this can be used in lieu of cash deposit (certified funds).

7. Credit Scores 521-599 will require a risk mitigation fee of \$100 at approval and \$10 per month risk mitigation fee.
8. Criminal history may result in denial. Each case will be reviewed on a case by case basis. If you have specific questions, please contact the listing agent. We follow all local, state, and federal law regarding criminal background checks.
9. Registered sex offenders will not be considered.
10. Applicants who have filed for bankruptcy or had foreclosures may be denied.
11. Any judgments or outstanding debts to a property manager or landlord will result in automatic denial.
12. Applicants must have a minimum 2 consecutive year's positive and verifiable rental history by a landlord. Said landlord may not be a family member or family friend.

13. If you have a pet(s), there is an additional per pet application charge of \$20 which is administered by a third-party pet screening tool at <https://peachblossomproperties.petscreening.com>. There is a maximum of 2 pets per unit unless otherwise stated.
14. **Aggressive breed dogs will not be accepted. This includes, but is not limited to German Shepherds, Pit Bulls, Rottweilers, Doberman Pinschers, Malamutes, Wolf or wolf hybrids, St. Bernards, or Akitas.**
15. Assistance Animals must be screened at <https://peachblossomproperties.petscreening.com>.. There is no charge for assistance animals.
16. Note: Even if you have no animals, you must confirm this at <https://peachblossomproperties.petscreening.com>. There is no cost for this, but it is required.
17. Effective 6/25/2023, pet fees are based on Paw Scores. See the monthly pet rent requirements relating to Paw Scores:

*Paw Score 1 = \$75.00 monthly pet rent

*Paw Score 2 = \$55.00 monthly pet rent

*Paw Score 3 = \$35.00 monthly pet rent

*Paw Score 4 = \$20.00 monthly pet rent

*Paw Score 5 = \$10.00 monthly pet rent

- We need a 30 day notice if Paw Score changes to re-evaluate monthly pet rent. Unless stated otherwise, there's a max 2 pets per home. If pet(s) approved, there will be a \$150 non-refundable admin fee due upon move in per pet.

18. The **Peach Blossom Properties Resident Benefits Package (RBP)** delivers savings and convenient, professional services that make taking care of your home second nature. By applying, Applicant agrees to be enrolled and to pay the applicable cost of **\$55.00/monthly**, payable with rent.

Your RBP may include, subject to property mechanicals or other limitations:

- HVAC air filter delivery directly to your door approximately every 60 days
- Liability Insurance that meets all lease requirements from an A-rated carrier
- A resident rewards program that helps you earn rewards for paying your rent on time
- \$1M Identity Protection for all adult leaseholders
- On-Demand Pest Control that includes an innovative pest control service that provides an effective, reactive, and targeted approach to pest control
- 24/7 online maintenance reporting
- Home buying assistance for when the time is right to buy your "forever" home
- Online portal that includes access to your account, documents, communication, and payment options
- Vetted vendor network: we find the technicians who are reputable, licensed, and insured

19. If approved, Applicant is required to maintain and show proof of \$100,000 in tenant liability insurance policy and provide confirmation utilities have been transferred in their name before receiving keys to the property.

The Landlord requires approved applicant to obtain liability coverage of at least \$100,000 in property damage and legal liability from an A-rated carrier and to maintain such coverage throughout the entire term of the lease agreement. The approved applicant is required to furnish Landlord evidence of the required insurance prior to occupancy, at the time of each lease renewal period, and upon request.

To satisfy the insurance requirement, approved applicant may either (1) be automatically enrolled into a policy that satisfies the coverage requirements as part of the Resident Benefits Package; or (2) obtain alternative liability coverage from an insurer of Applicant's choice.

The option Applicant chooses will not affect whether Applicant's lease application is approved or the terms of Applicant's Lease.

Option 1: Do nothing. The Applicant will be automatically enrolled into an insurance policy as part of the Resident Benefits Package. No further action is required. Coverage will begin on the effective date of Applicant's lease and continue throughout the lease term. Please refer to the evidence of insurance that is supplied by Peach Blossom Properties, LLC for additional coverage details.

Option 2: Buy a policy. If Applicant prefers, Applicant may find, purchase, and maintain another policy that satisfies the Landlord's requirements. The Resident Benefits Package monthly amount will be adjusted accordingly. Visit <http://insurance.residentforms.com/> and follow the instructions listed there to provide evidence of the required insurance coverage to your Landlord. The Resident Benefits Package monthly rate will be adjusted by the premium amount in the policy.

Please be sure that your policy meets the following criteria prior to submitting:

- **Policy is purchased from an A-rated carrier**
- **Policy meets or exceeds the required \$100,000 in property damage and personal liability**
- **Peach Blossom Properties is listed as additional interest**
- **Peach Blossom Properties address is listed as: PO Box 660121 Dallas, TX 75266**

It is Applicant's responsibility to pay premiums directly to your insurance provider. If the policy is terminated or lapses, Applicant will be subject to a **lease violation fee of \$40** and agrees to be subsequently enrolled into the policy referenced in Option 1 above.

NOTE: The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given if any element of the package is unavailable due to a lack of HVAC or another limitation at a specific property. All services are subject to the terms and conditions of the Resident Benefits Package Lease Addendum.

20. Unless agreed to in writing, properties may be held for up to two weeks from submission of the application. Please note that Peach Blossom Properties, LLC is closed on weekends and major holidays. Move ins are available Monday through Fridays during office hours. Please select a move in date that is during business hours so that we may accommodate your move in.
21. This is a general guideline for minimum qualifying criteria and not an offer. If you have any questions regarding the rental criteria or pet policy, please call before submitting your application. Peach Blossom Properties, LLC does not discriminate on the basis of race, color, creed, religion, sex, national origin, disability, familial status, sexual orientation, student status, or age.

Upon Approval: Once you receive your approval, you will receive an email invitation to purchase your required Rhino policy*. You will also receive your lease via DocuSign or Rentsign. If you are working with a real estate agent, your agent will be cc'd on all lease documents for your review. We must receive the Rhino policy confirmation numbers and risk mitigation fee if applicable within 24 hours. Peach Blossom Properties, LLC will not execute the lease until these items are received. Once the lease has been signed and the policy confirmation numbers and risk mitigation fee if applicable has been received, the property will be placed on hold for you until scheduled day of move in.

Property Condition: Applicants are strongly encouraged to view the Property prior to signing any lease. Landlord makes no express or implied warranties as to the Property's condition. If any applicants have not physically seen the property prior to the lease being signed, a "Sight Unseen Addendum" will be required to be signed by all leaseholders.

Tenant Acknowledgment: If your application is approved, Peach Blossom Properties, LLC will be submitting your contact information to Citizen Home Solutions, a concierge utility connection service.

Citizen will contact you to assist with setting up your water, gas, electricity, phone service, cable/satellite TV, and security monitoring. We strongly recommend that you deal directly with Citizen for these connections, as they are familiar with our requirements for satellite dish and cable line placement, and not following these guidelines could result in additional charges on move-out. By submitting your application, you hereby agree that Peach Blossom Properties, LLC may provide your contact information to Citizen Home Solutions and that they may contact you.

*In some cases where we are providing **LEASE ONLY services** to the property owner, the Rhino policy will not be an option for the owner. Please defer to the listing agent or MLS listing for confirmation.

Peach Blossom Properties, LLC does not discriminate on the basis of race, color, creed, religion, sex, national origin, disability, familial status, sexual orientation, student status, or age.