



www.TrustedWineCountryRentals.com

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Trusted Wine Country Rentals Application Process

All prospective tenants 18 years old and older must fill out a separate online application with their own email address at www.TrustedWineCountryRentals.com. Click on the property you wish to apply for, then click **Apply for this unit**. There is a **\$25 fee per applicant** paid online.

Please **complete all fields** on the online application form or we won't receive it. If you don't have the correct information for a certain field, please write "unknown". If you need assistance, call us for help. If you are unable to complete an online application, call us and we will provide you with a paper application once you pay the fee of \$25.00

Once complete, we will receive your credit report and score, a criminal background check and whether you've had an eviction in the past. We will call or email to verify your information and check your references. You will likely have to complete an employment verification form(s) and a rental reference verification form(s). This process can take several days to complete depending on how quickly your references respond.

Minimum verifiable income requirements: The combined gross monthly income must be three times the monthly rent. Applicants with combined income of less than three times the monthly rent may be considered on by case basis with the possibility that a Guarantor is required. Not all properties will accept a Guarantor. Applicants may be required to sign an employment verification form.

Credit Score requirements: A minimum credit score of 680 with a positive credit history is required. Applicants with a credit score below 680 may be considered on a case-by-case basis with the possibility that a Guarantor is required. Not all properties will accept a Guarantor.

Rental References: Positive rental references from current and previous landlords or previous home ownership are required. Applicants may be required to fill out and sign rental verification forms.

Most of the properties we manage have a No pet policy. All properties have a no smoking or vaping policy.