



**All federal, state and local laws are followed and each application is processed without regard to the race, color, religion, sex, handi-cap, familial status or national origin of applicant. We also comply with all State and Local fair housing laws. ABB Properties LLC is the exclusive agent for the property owner and does not have any fiduciary or agency responsibility to the applicant who is a customer.**

**GENERAL:** Each applicant 18 years of age and older must complete an application. A copy of a state or federal issued ID is required at the time of application for each applicant. ABB Properties requires a credit and background check prior to executing a lease agreement. We strongly encourage you to provide us with your credit report as this will aid in expediting the rental process.

**PROPERTY VIEWING:** Before an application can be submitted the applicant must have first viewed the property.

**PROCESSING:** Each application must be complete, signed and application fee paid to be processed. Applications will be processed in the order received. Submittal of application does not guarantee tenancy.

**RENTAL HISTORY:** Applicant must have satisfactory rental references with at least 12 months of verifiable rental history. If applicant has not rented before, first month's rent, last month's rent and security deposit may be required.

**CREDIT:** A credit report will be done on all applicants. If credit is not satisfactory an additional deposit may be charged or applicant may be denied. Each applicant 18 years of age and older must complete an application. A copy of a state or federal issued ID is required at the time of application for each applicant. ABB Properties requires a credit and background check prior to executing a lease agreement. We strongly encourage you to provide us with your credit report as this will aid in expediting the rental process. In the event that you are unable to provide a credit report we may require a \$25 nonrefundable deposit to implement credit report check.

**INCOME VERIFICATION:** Most recent paystub is required from current employer. If self-employed applicant must provide evidence of income.

**SECURITY DEPOSIT:** Generally equal to one month's rent and due in full at the lease signing.

**SMOKING POLICY:** All rental units are non-smoking. Additionally, we do not allow the cultivation of marijuana in any rental units.