

Rental Criteria

Lawless Real Estate Services LLC

At Lawless Real Estate Services LLC, we aim to provide a fair and professional rental experience for all applicants. Please review the rental criteria below **before submitting an application**. Applications that do not meet these standards may be denied.

General Requirements

- All applicants **18 years or older** must submit a separate application.
 - A **non-refundable application fee of \$75 per adult** is required.
 - Applications are reviewed **in the order completed applications are received**.
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Rental History

- Applicants must provide **verifiable rental history for the past five (5) years**.
 - Any history of **evictions, unpaid rental balances, or bankruptcies within the past 3–6 years** may result in denial.
 - Credit and criminal background screenings are conducted on all applicants.
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Income & Employment

- Gross household income must be **at least 3 times the monthly rent**.
 - Proof of income for the most recent **three (3) months** is required.
 - Employment must be verifiable with a **minimum of 12 months of stability**.
 - Self-employed applicants may be required to provide additional documentation.
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Credit & Background Screening

- Credit history will be reviewed for housing-related collections, judgments, bankruptcies, or foreclosures.
 - Criminal background checks are conducted for all applicants. Certain felony convictions may result in denial in accordance with applicable laws.
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Pets

- Pet acceptance varies by property—please verify pet eligibility before applying.
 - **Aggressive breeds are not permitted.**
 - All pets must be screened through **PetScreening.com**:
👉 <https://lawlessrealestate.petscreening.com>
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Fees & Deposits

- \$75 non-refundable application fee per adult
 - \$150 administrative fee due at move-in
 - Security deposit required (refundable per lease terms)
 - Rent may be prorated based on move-in date
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Identification

- Two (2) forms of identification are required for each adult applicant, including a government-issued photo ID.
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Application Approval

- Complete applications are processed on a **first-come, first-served basis**.
 - Please allow **up to 48 hours** for application review.
 - Final approval is subject to meeting all rental criteria.
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Lawless Real Estate Services LLC reserves the right to deny any application that does not meet the above requirements.

All rental criteria are subject to change without notice.

✉ Questions? Contact us at **Manager@lawlessrealestateservices.com**