



# John Reider

PROPERTIES

## PRE-LEASE POLICY

The local rental market is busy and competitive. We understand that you have many Property Management companies and properties to choose from and we appreciate your choice of John Reider Properties for your rental needs. We are dedicated to providing you with as much information as possible to ensure that you are comfortable and confident in the decision you make to pre-lease a property from us. The following policies have been established to further that dedication.

1.) A “Pre-Lease” Agreement is used to document a plan for a Resident to rent a home and for the Property Manager to hold that particular home. It is not a Lease Agreement and is not intended to replace a Lease. It is an agreement to move toward signing a Lease.

All properties available through John Reider Properties, Ltd. are on a “first come, first served basis”. A Pre-Lease must be fully executed (signed and dated) by all parties to be considered valid and must include **receipt** of the following information.

- A. A fully completed and signed Rental Application and Qualifying Guidelines.
- B. Proof of income.
- C. Written Rental Reference
- D. Payment of applicable fee and deposits.

2.) Once the Pre-Lease is fully, executed a credit report and criminal history report will be ordered by our office and a Landlord rental reference will be requested as applicable. The results of those reports and reference checks will be discussed with you, usually within two business days. If those results are acceptable, your application will be considered accepted and your Pre-Lease steps will be complete.

3.) Until any application is fully approved, we will gladly accept “back up” applications and will advise any “back up applicant” of the status of availability, if the first application does not qualify.

4.) A disqualified applicant will receive the refundable portion of any deposits paid to hold the property, unless false information was provided in an attempt to fraudulently obtain the rental property.

5.) Application fees and any other “non refundable” fees will not be refunded if the applicant is disqualified.

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*Danya Reider*

John Reider Properties II, Ltd.