



GENERAL PROPERTY INFORMATION:

- 1 year lease required on all properties
- Rents are due on the 1st of the month.

PET POLICY

- Pets are allowed in duplex and single family units. Apartment units do not allow pets.
- Dogs and cats ARE allowed. Other types of pets are subject to approval of Beggs Property Management. (fish, hamsters, gerbils, guinea pigs, and small birds that are confined to one small cage or tank 20 gallon or less in volume are subject to Beggs Property Management approval but are not subject to the pet deposit or additional rent charges.)
- Additional requirements if you have pets living in the unit:
 - A \$300 non-refundable pet payment is required at signing of the lease. (This fee is in addition to the security deposit.)
 - Monthly rent is an additional \$10/month/pet.
 - All pets must be listed on rental lease and a "Pet Agreement" must be signed. No additional pets are allowed unless approved in writing by Beggs Property Management.
 - Maximum of 2 pets per unit.
 - Maximum combined weight of ALL pets must not exceed 60 lbs unless specifically approved in writing by Beggs Property Management. (it is rare that an exception is granted)
 - Violation of the pet policy is a violation of the lease terms and will subject tenants to immediate lease termination and/or legal action.

APPLICATION PROCESS:

- All parties, over the age of 18 must fill out a rental application.
- Applicants must pay a non-refundable application fee of \$34.00/person. The application process is done exclusively online at www.Beggs-PM.com > Search Rentals > Apply Online.
- A Unit Reservation Deposit, equal to the security deposit, is required prior to running application and to reserve the unit. The Unit Reservation Deposit is handled as follows-
 - If application is approved and the applicant enters into a standard lease agreement, the Unit Reservation Deposit is converted into the security deposit.
 - If application is denied, the Unit Reservation Deposit is returned to applicant.
 - **IF APPLICATION IS UNCONDITIONALLY APPROVED AND APPLICANT DOES NOT ENTER INTO A LEASE, THE UNIT RESERVATION DEPOSIT IS FORFEITED.**
- Applications will not be processed until the Unit Reservation Deposit is received.
- Applications will be run in the order of receipt of the Unit Reservation Deposit.
- Applications will be accepted, by other applicants, until the Unit Reservation Deposit is paid. The unit is not reserved for the applicant until the applicant pays the Unit Reservation Deposit.
- The application process will screen all applicants for financial ability to pay the monthly rent (gross income must be greater than 3x monthly rent), credit history, criminal background, and rental history. See www.Beggs-PM.com > Tenant Resources for specific application approval criteria.

APPLICATION PROCESS:

FILL OUT ONLINE APPLICATION

www.Beggs-PM.com > Tenants > Application Process > Apply Online

Cost is \$34.00 per person- non refundable

Everyone over the age of 18, living in the unit, must fill out an application

PAY UNIT RESERVATION DEPOSIT

ELECTRONICALLY SIGN UNIT RESERVATION DEPOSIT AGREEMENT

(Access to an online portal- Lease Web Access Portal - will be given that allows applicants to electronically sign documents and pay fees.)

1. Electronically sign the Unit Reservation Deposit Agreement
2. Pay Unit Reservation Deposit.

Unit is not reserved for Applicant ,nor will the screening process start ,until the above is completed by all applicants.

IF APPROVED

Sign in to Lease Web Access Portal and electronically sign the lease within 2 business days of receiving approval

Upon signing of the Lease, the Unit Reservation Deposit will be applied toward the payment of Applicant's Security Deposit

Unit Reservation Deposit is forfeited if applicant is unconditionally approved and applicant does not sign Beggs Property Management's standard lease within the time specified.

Set a date for move in and pre move in walk through inspection.

Pay first month's rent and pickup keys on the date specified for "move in". First month's rent must be paid before receiving keys.

IF DECLINED

Unit Reservation Deposit will be refunded after Applicant's funds have cleared Beggs Property Management's financial institution.