



# Sample Investor Rental Policies Form

FOR: \_\_\_\_\_ (landlord/management company)

Address for Payment: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number \_\_\_\_\_

Applies	Does Not Apply
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
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### The following are standard policies that apply to leases entered into with the above referenced management company.

- The minimum acceptable credit score a tenant must have to qualify for a least is \_\_\_\_\_.
- All tenants must be screened through \_\_\_\_\_ and will pay a non-refundable fee to the landlord of \$\_\_\_\_\_ and directly to the service of \$\_\_\_\_\_.
- Prospective tenants with a narcotic conviction in the previous \_\_\_\_\_ months prior to application will not be accepted.
  - A tenant with a bankruptcy:
    - Is acceptable with explanation that landlord deems reasonable.
    - Must have been discharged over \_\_\_\_\_ months at time of application.
    - Is not acceptable.
- The maximum number of residents per bedroom allowable in a lease is \_\_\_\_\_.
- Smoking Policy:
  - Yes, smoking is permitted
    - Smoking Fee \$\_\_\_\_\_
  - No, smoking is not permitted
- Bounced Check Policy:
 

If check is returned by the financial institution, fee is \$\_\_\_\_\_, plus any applicable late charges.
- Right of Entry
 

The landlord:

  - Has unlimited right of entry and will call (\_\_\_\_) \_\_\_\_\_-\_\_\_\_\_ with \_\_\_\_\_ hours notice.
  - Will enter the property at any time in order to protect the property and its contents.
  - Must make prior arrangements to enter the property and will call (\_\_\_\_) \_\_\_\_\_-\_\_\_\_\_.

Trip Charges: \$\_\_\_\_\_ if landlord makes prior arrangements to access property and is denied access.
- Multiple check policy:
 

The landlord:

  - Does accept multiple payments/checks
  - Does not accept multiple payments or checks
- Tenant will be responsible for cost incurred with any municipality/code violations caused my tenant including but not limited to: parking issues, cleanliness issues, issues with landscaping caused by tenants, and any other issue that can be remedied by tenant.

#### Form J Sample Investor Rental Policies Form