



Rental Criteria

These are the standard criteria for approval with a 1 Month Deposit. Lighthouse manages homes for separate owners, and a property or association may have additional requirements. Meeting the listed criteria does not guarantee approval; all applications are reviewed through the required screening process.

Applications and identification

Every prospective occupant aged 18 or older must submit a completed, dated, and signed rental application and provide a government-issued photo ID and Social Security card. The application fee is \$75 per adult and is non-refundable unless a specific promotion states otherwise. A condominium or homeowners association may require separate approval, an additional application fee, or an additional security deposit.

Income and guarantors

Applicants must have combined gross income of at least three times the monthly rent for standard approval. For example, a home renting for \$1,500 per month requires at least \$4,500 in combined gross monthly income. If Lighthouse requires a co-signer or guarantor, that person must have a gross income of at least four times the monthly rent. Income used to qualify must be verifiable.

Employment and income documentation

Self-employed applicants may be asked for two years of tax returns or IRS Form 1099s and/or bank statements. Applicants who are not employed must provide verifiable proof of income. Other sources of income must also be verifiable if used to qualify.

Rental history

At least two years of rental history is required for standard approval. Prior landlord reports should show timely payments, sufficient notice before vacating, no complaints about disturbances or illegal activity, no unpaid returned checks, and no unpaid property damage or failure to leave a property clean and undamaged at lease termination.

Credit, evictions, landlord debt, and bankruptcy

Lighthouse obtains credit and background history for adult applicants. For standard approval, credit history and civil court records must not show an eviction within the past five years or outstanding landlord debt. Any bankruptcy must have been discharged for at least three years. Other negative information may result in an additional deposit requirement or an application being declined following review.

Criminal background

The published criteria do not permit misdemeanor convictions involving violence, assault or battery, drugs, or firearms; felony convictions within the past five years; or sexual offense convictions, ever. If a record shows adjudication withheld, nolle prosequere, or adjudication deferred, further documentation may be required and the application may be denied following review.

Occupancy

The number of occupants must comply with applicable occupancy standards or guidelines for the proposed property. All prospective occupants age 18 or older must apply; minors must be listed as occupants.

Pets and assistance animals

Pets are allowed only at certain properties with owner approval. The general pet fee is \$250 per approved pet and is non-refundable; the general monthly pet rent is \$25 per approved pet. There is generally a two-pet limit. Fees, deposits, and other rules may vary by home. Assistance animal requests are handled through the reasonable accommodation process rather than the pet policy; applicable pet fees & monthly pet rent are waived for approved assistance animals.

Restricted dog breeds

American Bulldog, Akita, American Stafford Terrier, Bull Terrier, Bullmastiff, Chow, Dingo, Doberman Pinscher, Giant Schnauzer, German Shepherd, Mastiff, Husky, Shar-Pei, Ovtcharka, Presa Canaria, Pit Bull, Rhodesian Ridgeback, Rottweiler, Neapolitan Mastiff, and Wolf or Wolf Hybrid. Other pets remain subject to property-specific approval. Contact Leasing if a breed is mixed or uncertain.

Security and holding deposits

For applicants meeting the standard criteria, the minimum security deposit is generally equal to 1 month's rent. The security deposit is separate from rent and may be higher if the application is approved with conditions. A holding or good faith deposit may be required to take a home off the market. If the applicant is approved, that amount is applied toward the required security deposit. If an approved applicant fails to enter into a lease, it may be forfeited under the applicable deposit agreement.

Exceptions to the standard criteria

Requests for an exception must be submitted in writing to the rental agent for presentation to the property owner. Exceptions are not guaranteed. If approved, an exception may require an additional security deposit, a co-signer or guarantor, and/or advance rent payments.

Reporting of amounts owed

Noncompliance with a rental agreement or failure to pay rent or other amounts owed may be reported to a credit bureau and/or collection agency. Disputed amounts will be reported as disputed in accordance with law.

Fair housing and questions

Lighthouse Property Management and Realty, LLC conducts business in accordance with the Fair Housing Act and does not discriminate on any basis prohibited by law. For property-specific requirements, reasonable accommodation requests, or questions about your circumstances, call or text Leasing at 904-599-3630. View available homes at www.Jaxpm.com.

Lighthouse Property Management and Realty | www.Jaxpm.com | 904-599-3630



