

**TENANT
INFORMATION
PACKET**



AMERICAN VALOR REALTY, LLC
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Prospective Tenant,

Thank you for considering American Valor Realty, LLC (DBA - American Valor Realty) for your rental needs. We hope that you will choose to let us find you a home as we are dedicated to offering our tenants the best services and properties available.

We are a Veteran Owned and Operated business located in Pace, Florida and we have several years experience in Real Estate.

American Valor Realty is dedicated to providing our Tenants with detailed information on all properties and helping find the perfect fit.

Please take some time to review this packet to answer any questions you may have about the services we provide.

Thank you,
American Valor Realty

RENTAL APPLICATION GUIDELINES

APPLICATION: American Valor Realty charges a non-refundable application fee of \$50 for each application. Each adult living in the house **must** complete an application even if they are not contributing to rent. Applications are completed online at americanvalorrealtypm.managebuilding.com - Find a Rental.

CREDIT CHECK: Each applicant 18 years or older is **required** to complete the credit screening. We take into consideration Credit Score, Tradelines, (number of accounts open and if they are positive or negative), Payment History, Collections (if any) and Fraud Indicators.

EVICTION CHECK: American Valor Realty does an Eviction check on each applicant. If you have ever been evicted, you may not qualify. If you have been evicted in the last 3 years, your application will be declined.

CRIMINAL BACKGROUND CHECK: American Valor Realty runs a criminal background check on every applicant. We take into consideration the type of crime and length of time since conviction. However, violent crimes, drug related crimes of felony status and sexual related crimes will not be accepted.

RENT TO HOUSEHOLD INCOME: American Valor Realty **requires** that the tenants earn a combined income before taxes of 3 times the monthly rental price for the property they are applying for.

PETS: It is the Owners discretion if pets are allowed at each property. If allowed, there is a **required** pet screening. This may include pictures and vet records to be provided for each pet. American Valor Realty **requires** a non-refundable pet deposit (per pet) of \$500.00 (first pet) and \$250.00 for each additional pet.

BREED RESTRICTIONS: American Valor Realty does not have any breed restrictions, however, additional insurance may be required by the tenant in order for specific pets to be allowed on the premises.