



Update on 5/8/23

Rental Qualifications & Guidelines

Thank you for your interest in one of our managed properties. Please review the information below prior to moving forward with an application,

- **Monthly debt to income (DTI) ratio will be calculated and will include the rent rate of the unit. Total DTI, including rent, may not exceed 45%.**
 - Proof of regular recurring income is required. You will need to provide the most recent 2 months of paystubs, or an award letter from the Social Security Administration.
 - We will call to verify your employment status.
- **A minimum credit score of 500 is required and may vary according to property.**
- **Both credit and background checks are required at the applicant's expense.**
 - Criminal records will be considered on a case-by-case basis.
 - No evictions within the last 5 years.
 - Adverse events that indicate a significant risk in the applicant's ability to meet the lease terms will be evaluated on a case-by-case basis.
- **Applicants must be able to place required utilities in his/her own name.**
- **Your current landlord will be asked for a reference, and we may request permission to inspect your current residence.**
- **Pet policies vary according to the rules & regulations per property. Please ask about the property you are interested in prior to applying.**
- **ALL units are NO SMOKING units.**
- **Occupancy limits vary according to unit.**

Equal Housing Opportunity: Brinkoetter Realtors – Property Management will not be a party to any plan or agreement to discriminate against any person or persons based on race, sex, country or national origin, sexual orientation, familial status, or handicap status.

Brinkoetter Realtors – Property Management reserves the right to assess financial risk on a case-by-case basis, even if it is outside the qualifications listed above, and if deemed necessary may collect an additional deposit or rent.

Agency Disclosure: Brinkoetter Realtors – Property Management and its agents are working as a landlord's agent. On properties we have listed, we are an agent of the landlord and not your agent, unless we enter into a written agreement to act as your agent. We owe duties to the landlord which include utmost good faith, loyalty, and fidelity. We will negotiate on behalf of and act as an advocate for the landlord. Although we do not represent you, we will disclose to you all adverse material facts about the property known by us.

Holding Fee: If your application is approved, and you pay a non-refundable holding fee equal to one month's rent to hold a unit (up to 2 weeks maximum), and you decide against the unit, for any reason, the holding fee will be forfeited, and the unit will no longer be held for you. Once you take possession of the unit, which requires payment of first month's rent, any pro-rated rent, and place utility service/s in your name, the holding fee will then be transferred to and become your security deposit, which is subject to the terms and conditions of the lease agreement.

Brinkoetter Realtors – Property Management reserves the right to change or update the rental qualifications and/or fees without notice.

Please be advised that rent is due on the 1st and will be considered late after the 5th, No Exceptions!

BRINKOETTER REALTORS • PROPERTY MANAGEMENT

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