



# Sheraton Properties

PO Box 9246 Wilmington, DE 19809 | (302) 689-3555 | [sheratonproperties.com](http://sheratonproperties.com)

## Residential Rental Property Requirements

The below requirements apply to residential rental property applicants. Applicants must meet ALL of the requirements to be accepted. All residents age 18 and over are required to be listed as applicants. We do not accept co-signers/guarantors. Applicants are guaranteed housing only after signing a lease and paying the security deposit, pet deposit (if applicable) and first month's rent.

Applications are processed in the order they are received. Upon approval, applicants are provided with a link to schedule a showing at their convenience during which they may pay the deposit to hold the property for move in. Deposits are accepted on a first come first served basis, applicants are encouraged to schedule showings as soon as possible for this reason.

1. Applicant(s) must be 18 years old or older and complete the application truthfully and in full.
2. Applicant(s) must have a documented reliable household income of at least 3x the rent.
3. Applicant(s) must have no landlord/tenant judgments or unpaid landlord/tenant debts within the last 10 years.
4. Applicant(s) must be current on their utility bills and be able to transfer utilities into their name.
5. Applicant(s) must have an acceptable credit history with a Vantage 3.0 score of at least 550. Accounts (excluding medical and student debt) should be in good standing.
6. Applicant(s) must not be wanted by any law enforcement agency or have any criminal record relating to fraud, theft, violence, drugs, or other offenses deemed unacceptable by the landlord within the last 10 years. Any criminal history must be disclosed on the application.
7. Applicant(s) must be able to pay the deposit upon approval.
8. Applicant(s) must be able to pay the first month's rent and take possession of the rental unit within 2 weeks of paying the deposit unless otherwise permitted by the landlord.
9. Applicant(s) must respond to the landlord's requests for more information or clarification regarding their application within 24 hours.
10. Applicant(s) must view (in person) the home in which they are choosing to apply for after their application has been approved.

\*The landlord reserves the right to reject an applicant for failure to meet any of the above requirements or other reasons that suggest the applicant may not be a suitable tenant.



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## Residential Pet Rules

1. Applicant(s) must disclose all pets on the rental application.
  - a. The landlord reserves the right to reject a pet if in the best interest of a particular property. Please see individual property listings.
2. All pets must be friendly and nondestructive.
3. Small caged pets (not including dogs or cats) are permitted without deposit.
4. A single cat or dog under 20 pounds is permitted without deposit.
- 5. Any other pets are subject to a pet deposit equal to half of one month's rent.**
6. New pets not listed on the rental application must be approved by the landlord prior to entering the home.

Note: Tenants are not permitted to have visiting pets on the property without written approval from the landlord.



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