



Rental Policy

- I. A complete application will be necessary from each adult applicant 18 years or older.
- II. There will be a \$25 charge for a credit check per adult.
- III. Information will be verified in the following manner:
 - A. Verification of employment and rental references:
 1. Must have verification of a minimum of TWO (2) years favorable rental reference(s).
 2. Must have verification of a minimum of TWO (2) years employment plus income of three times the amount of the rent. If more than one adult per unit, then aggregate income of persons residing together must be at least 3 times the monthly rent.
 3. Co-signers must have been employed for at least FIVE (5) years and earn an income of at least FIVE (5) times the rent. Co-signers must own home and live locally.
 - B. A credit check will be completed through TransUnion, PRVS or any other credit verification source.

GSF Properties Inc. Supervisor must approve any exceptions to these policies.

- IV. Please allow at least TWO (2) working days for the application to be processed. An incomplete application (i.e. missing telephone numbers, misspelling, etc.) will result in an additional delay after the missing or incomplete information has been provided.
- V. Upon review and approval of rental application, the Rental Agreement and keys will be picked up at the rental office. The property representative and new residents will complete a checklist of the rental condition and inventory before any tenant party has been moved into the unit. A full month's rent must be collected at this time along with a full deposit.

Bear Creek Manor is professionally managed by GSF Properties Inc.



Bear Creek Manor

Rental Policy

- I. A complete application will be necessary from each adult applicant 18 years or older.
- II. There will be a \$25 charge for a credit check per adult.
- III. Information will be verified in the following manner:
 - A. Verification of employment and rental references:
 1. Must have verification of a minimum of TWO (2) years favorable rental reference(s).
 2. Must have verification of a minimum of TWO (2) years employment plus income of three times the amount of the rent. If more than one adult per unit, then aggregate income of persons residing together must be at least 3 times the monthly rent.
 3. Co-signers must have been employed for at least FIVE (5) years and earn an income of at least FIVE (5) times the rent. Co-signers must own home and live locally.
 - B. A credit check will be completed through TransUnion, PRVS or any other credit verification source.

GSF Properties Inc. Supervisor must approve any exceptions to these policies.

- IV. Please allow at least TWO (2) working days for the application to be processed. An incomplete application (i.e. missing telephone numbers, misspelling, etc.) will result in an additional delay after the missing or incomplete information has been provided.
- V. Upon review and approval of rental application, the Rental Agreement and keys will be picked up at the rental office. The property representative and new residents will complete a checklist of the rental condition and inventory before any tenant party has been moved into the unit. A full month's rent must be collected at this time along with a full deposit.

Bear Creek Manor is professionally managed by GSF Properties Inc.