



3313 W Cherry Ln #224. • Meridian, ID 83642 • (208) 968-3501 • (208) 813-5727

Check us out on the web at: www.theBBPM.com

Rental Policies

Your search is over! We are confident that we have just the rental you've been looking for. Boise's Best Property Managers, is the exclusive agent and representative of the property owner and does not, in any respect, have any fiduciary or agency responsibilities to the applicant. All federal, state, and local laws are followed and each application is processed without regard to the race, color, religion, sex, handicap, familial status, national origin, sexual orientation or gender identity of applicant. Our team of professionals are regularly trained and educated on the latest local, state and federal statutes pertaining to rental regulations.

General

Applications must meet the requirements of Boise's Best Property Managers Guideline. Each applicant 18 years of age and older must complete a separate application. Applications can be found on our website www.thebbpm.com

Processing

Each application must be completed and signed. Additional applications will continue to be accepted until the approved applicant has signed the lease and paid the security deposit. A copy of any valid federal- or state-issued photo ID is required and will become part of the completed application.

Income

Application may be denied if rent exceeds 40% of verifiable household income. Please

submit your last four pay stubs with this application if you are employed or tax returns if you are self-employed. If you are relocating from out of the area, we will need verifiable documentation without any contingencies to show you have verifiable income once you relocate. If you work from home, we will need a verifiable document stating your employment is fully remote. Student loans or financial aid documents need to be provided to show the current year's semester stipend and upcoming semesters. Failure to provide income verification will cause a denial of tenancy. If you rely on income from other sources, such as social security, welfare, child support, etc, please provide documentation to verify this income at the time you submit your application. Bank statements are not accepted as verifiable recurring income.

Credit

All information showing on the credit report is subject to verification, including previous address and place of employment. Some items looked at are: late payments, tax liens, charge-offs, repossessions, judgments and discharged bankruptcies. Any applicant who has an open bankruptcy will automatically be denied, with the exception of applicants that have poor credit caused solely by a foreclosure of their home. Applicant must have proper documentation showing that the payment had significantly increased and was the cause of the poor credit. Depending upon the CreditRetriever score, applicants may require an Approved CoSigner or a larger deposit. A CreditRetriever score under 650 will require an Approved Co-signer or larger deposit depending on the property. A CreditRetriever score below 475 will result in an automatic denial. A qualified co-signer must have a CreditRetriever score of 650 or higher.

Criminal Background

Applicants may not be accepted for convictions for which less than three (3) years have passed from sentence release date to date of rental application. Determinations as to criminal screening will be made on a case-by-case basis and based on several factors and information. Regardless of conviction date, an applicant with a conviction for an act of violence, sex crime, or illegal manufacturing or distribution of drugs will NOT be accepted. Per federal regulations, special accommodations may be requested for certain drug and/or alcohol related convictions.

Rental History

Applicant must have good rental references unless applicant has just sold their home. Relatives are not acceptable as rental references. Application may be denied for issues including but not limited to: multiple late rent payments, multiple lease violations, evictions, damages beyond normal wear and tear, illegal activity on premises, refusal to

re-rent by previous landlord or a balance still owed to previous landlord.

Pet Policy

Due to insurance costs and limitations, BBPM requires tenants with the following breeds of animals to purchase and maintain liability insurance which specifically covers accidents and incidents related to the breeds listed below in the amount of \$100,000: Pit bulls, Rottweilers, Presa Canario, German Shepherds, Huskies, Malamutes, Dobermans, Chowchows, Akitas, Staffordshire Terriers, Karelian Bear Dog, and any hybrid or mixed breed of one of the aforementioned breeds. The Tenant will be required to maintain the liability coverage throughout their residency and shall list Boise's Best Property Managers as an additional interested party on the policy. Additionally, no poisonous, exotic animals or farm animals, such as tarantulas, piranhas, snakes, iguanas, ferrets, skunks, dingos, wolves, raccoons, rats, rabbits/bunnies, chickens or squirrels shall be allowed in or on the Premises.

If the property owner allows pets, applicant will pay an additional non-refundable pet fee (usually \$300 per pet) and the monthly rent amount will be increased (usually \$25 per pet). Cats that are pets must be spayed or neutered. Pet cats and dogs under one year and dogs that are on our higher-liability breeds list above will require a higher non-refundable pet fee (usually \$400 per pet) and rent will be increased by a higher amount (usually \$50 per pet). Service and support animals are exempt from any of the above requirements and fees.

Security Deposit

The security deposit amount varies from property to property and must be paid in advance via certified funds (cashiers check/money order) immediately upon approval.

Short-Term Leases

Lease terms are stated within the details of each listing, and most lease lengths will be 12 months or longer. Leases do not end in the winter months. For some properties, with permission from the owner, short-term leases may be accepted. If the owner approves a shorter-term lease than what is offered in the listing, there will be a three-month minimum lease term, and there will be a monthly assessment added to the rent, which will be 5% of the rent amount listed.

Condition

We believe we have a higher than normal standard in the preparation of our rental units, but our standards may or may not be equivalent to your standards. If you see something that you don't like, or something that you would like added, please make your request during the application process, we will gladly present it to the property owner. If the property owner grants our request, the modification will be made prior to you taking occupancy or otherwise annotated on the rental agreement.

Showings

Please email us at listings@thebbpm.com or phone us at (208) 968-3501. We will gladly work around your schedule. Occupied homes may require a minimum of 24 hours notice. We apologize in advance, but for the safety of our team, no showings will be made after dark.

Lease Signing

Once you are approved, you will be notified by phone or email and we will schedule a lease signing appointment. All approved applicants must sign the rental agreement.

Rents

Boise's Best Property Managers chooses rents based on current market conditions and instructions from the property owner. If our competition has a comparable rental for less, please let our leasing agent know. We will do everything we can to match or beat it. Tenants are required to pay an additional \$15.95 on top of rent for Renters Legal Liability insurance. View more information on this [here](#).