



Thank you for your interest in renting with **Bianchi Realty & Property Management**. To help your application go smoothly, please review this checklist **before** you apply — submitting a complete, accurate application with all documents upfront gives you the best chance of approval.

Basic Requirements

- All occupants 18 and older must apply **separately**
- Applications are processed in **2–4 business days** (once complete)
- All required documents and fees must be submitted before processing begins

Income Requirements

- Combined gross income should be:

✓ 2.5× rent or higher Standard approval	! 2.0–2.49× rent May require additional deposit or co-signer	✗ Below 2.0× rent Not eligible
---	--	--

- Income must be verifiable (pay stubs, bank statements, or tax returns)

Credit Guidelines

- General expectations:

✓ 620+ Standard approval	! 550–619 May require additional deposit	✗ Below 550 Typically declined
------------------------------------	--	--

- Applications may be denied for unpaid landlord balances, collections or charge-offs, or repeated late payments

Rental History

- Minimum **2 years** of rental history preferred
- Positive landlord references required
- May not qualify with prior evictions, lease violations, or property-damage history

Background Screening

- Criminal background check required
- Applications may be denied if history presents a risk to the property, residents, or community

Pets

- All applicants must complete a **Pet / Animal Profile**
- Pets must be approved prior to move-in
- Additional deposits and monthly pet rent may apply

(Service and support animals are handled per applicable legal guidelines.)

Costs to Apply

- **Application Fee:** \$65 per adult (non-refundable)



- **Income Verification Fee:** \$10 per adult (non-refundable)
- All payments must be made online

After Approval

- Holding deposit (~½ month's rent) due within **48 hours**
- Lease must be signed promptly after approval
- Security deposit typically **1–2 months' rent**

Rhino Option — Deposit Alternative

Instead of a large upfront deposit, approved applicants may qualify for **Rhino**: a low monthly payment in place of a full deposit, allowing a faster move-in with less cash upfront. (Failure to proceed may result in loss of deposit.)

Rental Fees & Move-In Costs

Category	Fee	Details
Application Fee	\$65 / adult	Non-refundable
Pet Screening	\$20 first / \$10 add'l	Per pet
Holding Deposit	~50% of rent	Due within 48 hrs, applied to move-in
Lease Signing Fee	\$200	One-time
Security Deposit	1×–2× rent	Based on credit / income
Pet Deposit	From \$300	Refundable
Pet Rent	From \$20+/month	Per pet
First Month's Rent	Varies	Due before move-in
Resident Benefits Package	Included (if applicable)	Built into lease pricing

Important Notes

- Applications are **not** first-come, first-served — the most qualified applicant is selected
- Properties are rented as-is unless agreed in writing
- You must view the property before applying (or sign a site-unseen addendum)

**Ready to
Apply?**

If you meet these guidelines, you're ready to apply. Visit bianchirealtyandpropertymanagement.com or call **(727) 595-7653**.