

# Capuccio Dream Homes Realty

Check out our website: [www.tonysdreamhomes.com](http://www.tonysdreamhomes.com)  
and click on "homes for rent" to view the properties

## POLICIES AND PROCEDURES

We would like to begin by thanking you for your interest in a Capuccio Dream Homes rental. We would like to take this opportunity to explain a few of our office policies and procedures to make the search for the perfect home a little easier.

We require that you view the inside of the property before you receive a rental application. Once the application is submitted it will only be considered for the property written on the application. Before you receive a rental application, please make sure you want to rent the property before you submit the application. At the time the application is submitted we require a \$25 application fee per adult to be paid with cash or money order only, this helps to cover the cost of credit reports and other expenses incurred during the application process. Also, when the application is submitted the security deposit quoted on the rental list is due, payable by check, money order, or cashiers check.

Security deposits quoted are for each individual adult or married couple that will be residing in the property. The amounts are quoted based on clear credit, good rental reference and satisfactory debt to income ratios. **Our rental policy is that we will rent to a single individual or a single family, but our rentals are not available to multiple singles, or multiple families.**

The application may still be approved if there are negative credit issues or poor rental references, but will require a higher deposit based upon the severity of the issues. The property manager or owner will set that amount.

Many of our properties do allow pets.. All pets must be listed on the rental application. There will be a \$250.00 non-refundable pet fee assessed for each animal up to 35 pounds. A pet agreement will be signed with the lease and only the pets listed on the agreement will be allowed on the property. **Rottweiler, Doberman, German Shepherds, Chow, Pit Bull or any mix of these breeds are not allowed**

By submitting an application and deposit, you are accepting the property in its current condition.

**Capuccio Dream Homes has the right to approve or reject applications with or without explanation, in which case any deposit will be refunded. If applicant is approved but fails to enter into the contemplated lease after the application is approved, applicant shall forfeit the deposit.**

## **ITEMS NEED WITH APPLICATION**

- A completed application (please fill in all lines)**
- Copy of an authorized picture ID**
- Proof of income (LES, paystubs, etc for 1 month)**
- \$25.00 application fee per adult (check or money order)**
- Initial deposit paid (separate from application fee, deposit, and pet fee, must be check or Money Order)**
- Review copy of blank lease**
- Did you visit Ft Sill Housing before paying security deposit & signing lease**

**There are certain breeds of dogs that are not accepted, this includes: Rottweiler, Doberman, German shepherd, Chow, Pit Bull or any mix of these breeds.**

**\$250.00 non refundable pet fee is assessed for each animal up to 35 lbs. Over 35 lbs requires owner's approval and a higher pet fee.**

**Although we do not require renters insurance, we highly recommend that you purchase a rental policy from your current insurance carrier.**

**All of our properties are single family dwellings; we rent to single individuals or a single family. We do not rent to multiple singles or multiple families. No room-mates are allowed.**