Resident Selection Criteria

- **RENTAL HISTORY:** 2 years of rental/resident history will be verified on present and previous residences, cannot be with family. A positive record of prompt payment, proper notice given, with no damages is expected. Applicants with an eviction or any debt outstanding to current or past landlords and/or apartment buildings will be disqualified.

- **CREDIT:** Average credit score of 600 across all applicants is required. Applicants with an open bankruptcy will be disqualified.

- **INCOME:** Applicants combined income should be greater than three times the rental rate. Acceptable income verification required may include the following:
  - 2 months of current pay stubs
  - The most recent W2 and Proof of assets
  - A letter of employment on company letterhead showing monthly wages signed by an authorized party.
  - Self-employed applicants are required to supply their most recent tax return or certified verification from their company accountant or bank on their letterhead. Please note: Self-Employed documents must be dated within 6 months of application date.

- **BACKGROUND:** A criminal background check may be used as part of the qualifying criteria. An applicant will be denied in the event they have ever been listed on the registry of sexual offenders or convicted, pled guilty or no contest or had an adjudication withheld to a misdemeanor / felony, sexual offense and/or drug-related criminal offense. Applicants with a felony level conviction will be disqualified.

- **CO-SIGNERS:** In the event a co-signer is required; he or she must be a Florida resident, meet all Resident Selection Criteria and complete an Application for Residency. Additionally, the co-signer must show an income greater than four times the monthly rent amount and have a credit score greater than 700. The co-signer will be fully responsible for the Lease Agreement if the occupying resident(s) default.

- **APPLICATION PROCESSING TIME:** May take up to 3 to 5 business days.

**QUESTIONS? CALL US AT 813-251-0001 EXT 2**
RESIDENT BENEFITS PACKAGE ACKNOWLEDGMENT

All WrightDavis residents will be required to participate in our Resident Benefits Package.

The Resident Benefits Package includes the following:

- **CLEAN AIR PROGRAM**: Replacing your HVAC filter has never been so easy! No need to run to the local hardware store for HVAC filters, we will have them delivered directly to you! Residents will receive up to 24 high-quality HVAC filters.

- **CREDIT REPORTING**: Want to raise your credit score? Residents will receive the benefit of positive credit reporting for all on-time rental payments. We report all rent payment history to the credit bureau which will help establish your positive rental history and raise your credit score! A positive trade line can increase credit scores by an average of 23-42 points!

- **UTILITY CONCIERGE SERVICE**: The utility concierge service simplifies the process of transferring services and utilities into the name of incoming Residents. Utility concierge service makes utility connection a breeze during your move-in. The moving concierge service is a third-party company that assists Residents in activating utilities, internet, cable, and alarm services with one simple phone call rather than individualized requests to specific companies. The utility concierge service can assist with companies such as Electric providers, Water providers, DirecTV, Frontier, Spectrum, and more.

- **CONTACTLESS MOVE IN**: New residents can enjoy the convenience of moving in on their own time. No driving into our local office, wasting time, gas, and the added stress to your moving day. A lockbox will be provided for the Resident to access on the lease start date. New residents will also be able to complete a supplemental move-in report within 7 days of lease start using a provided service/app. While WrightDavis performs detailed move-in inspections and photos before Resident occupancies, this unique feature allows Residents the opportunity to provide additional documentation.

- **ONLINE TENANT PORTAL**: Residents will have access to our online resident portal to submit maintenance requests. This valuable feature offers residents 24/7 access to the resident’s accounts, records, copies of leases, policies, online rental payments, and maintenance requests.
- **24/7 MAINTENANCE:** It always seems like maintenance issues occur after hours. Our 24/7 maintenance plan allows reporting those pesky emergency maintenance issues easy and fast! You can reach a live person for any after-hours or weekend emergency maintenance concerns.

- **VETTED VENDORS:** We have thoroughly vetted our vendors in order to dispatch vendors you can trust. Each vendor who services your home is screened to meet and/or exceed our standards for insurance, licensing, and professionalism for their area of expertise.

- **MULTIPLE PAYMENT OPTIONS:** The Resident Benefits Package allows each resident a wide array of payment options. The most common and convenient option is a payment submitted via your personal resident portal. Other payment options include in-office payments and after-hours drop slot payments. We accept money orders, cashier’s checks, and/or personal checks. Sorry, no cash is accepted. Making rent payments have never been easier. In addition, WrightDavis offers payments via any RentMoney participating vendor such as your local Walmart. RentMoney allows Residents to pay in cash or via money order. Please note: Walmart may incorporate a service fee.

- **SELF-GUIDED PERIODIC PROPERTY INSPECTIONS:** Taking time off from work to allow access for an inspection is so 2022! Our self-guided periodic property inspections will allow you to complete a self-guided property inspection through a service/app at a time and pace that works for you. The self-guided inspections are user-friendly and easy to navigate.

- **HOME BUYING ASSISTANCE:** Considering the purchase of a home? Once you are ready to purchase a home our sales team can provide assistance! Residents will receive $1,000 cash at closing!

- **EXPEDITED MOVE-OUT:** There’s no need to drive to our office on move-out day! This service will allow you to leave the keys at the property on the day of move-out. How great is that?!

As advertised, the Resident Benefits Package is $50.00 per month, due as additional rent. The Resident Benefits Package is only effective on homes managed by WrightDavis. The Resident Benefits Package is an exclusive offer to all current WrightDavis tenants, should WrightDavis no longer manage the home on behalf of the homeowner, the Resident Benefits Package will no longer be available.