

Applications Process:

1. Complete informational document on www.moellerproperties.com
2. Complete online application through Zillow (All individuals 18 and older)
3. Initial deposit made at www.moellerproperties.com. The \$200 deposit to be paid online with a credit/debit card. *There is a \$5 transaction charge.* (If for some reason you cannot pay the deposit online please contact us for other payment options.)

Applications will be considered in the order in which they are received. After receipt of the Zillow application, an approved applicant will be notified and will have two days upon notification to complete the initial deposit. (www.moellerproperties.com)

- Approved renter – the \$200 deposit is credited to the security deposit.
- Rejected applicant – should an application be rejected due to failure to meet qualifications, the application fee is forfeited. The deposit (\$200 if paid by check, \$205 if paid online) will be returned.

Lease Details

1. First month's rent and the remainder of the security deposit are due on or before move in. These fees are payable by cashier's or certified check made out to Neil and Megan Moeller.
2. Lease review, acknowledgement and signature is required before move in.
3. Monthly rent is due by the last day of the preceding month and is payable by a personal check, so long as a credit card number is on file. The card will automatically be charged if the rent check is not received by the third business day of the current month. A late fee of \$30 will be charged if credit card processing is required.
4. Smoking is not allowed in the house. Smoking in the house may result in the filing of an eviction action.
5. Tenants are responsible for lawn care and keeping the property free of debris (personal property, garbage, leaves/lawn debris, pet waste, etc.). A lawn mower will be provided.
6. Tenant is responsible for snow removal and deicing of the sidewalk within 24 hours of a snow event per City of Rochester ordinances. Failure to clear the sidewalks may result in a fine which will then be the responsibility of the tenant to pay. Two shovels will be provided.
7. Initial term for the lease is either 12 or 24 months, unless otherwise noted.
8. Tenants must notify the landlord of their intent to either remain in the property and sign a new lease or if they plan to vacate the residence two months prior to the ending of the lease. (This date will be specified on the lease.)
9. Pets are not allowed on the property, even temporarily, without written approval prior to the animal arriving at the home. (See page 2 for more details on pets)

Pets:

Common domestic pets are allowed with a limit of 2 pets total defined as:

- Domesticated cats, dogs, and rabbits
 - A letter from the veterinarian confirming the animals are spayed/neutered and up to date on vaccines is required.
- Caged animals defined as: birds (only species that are common household pets), hamsters, gerbils, and guinea pig
- Aquarium animals such as fish, turtles, and salamanders are permitted providing they live in 50 gallons or less of water and they do not feed on living food (i.e. mice) except for feeder crickets.

The resident shall pay \$25/month for a single pet and \$50/month for two pets. This is not a damage deposit and does not relieve or excuse any damage caused by the pet. Any damages/charges resulting from pet(s) will be additional expenses and will be the financial responsibility of the resident.