

Frequently Asked Questions

How do I arrange to view a property?

We will be able to meet you at the property by setting a time that works for both of us. You can set an appointment by calling the office at 801-255-4040.

What is your policy regarding pets?

We are open to accepting pets in most of the properties that we manage because we realize they are vital members of your family. However, you need to inquire if any special conditions exist for the property that you are applying for. As a general rule you can expect:

\$40/mo additional rent per pet

\$300 additional deposit per pet

\$200 pet initiation fee per pet

Each animal is required to have its own signed Animal Addendum. If an Animal Addendum is not in place before acquiring animal, Tenants will be charged \$100 per month retroactive to the beginning of Tenant's Lease

Tenants are required to have a valid Renters Insurance policy prior to having a dog at the property
Policy applies to both indoor and outdoor pets. Fish, hamsters, gerbils and other similar type small caged animals exempt from this policy

We cannot list every kind of animal you may have. When in question, it is best to ask.

My credit is "not so good". Can you still work with me?

We work with all kinds of credit situations. Our goal really is to give you a "Nu-Start". If you have had credit problems in the past due to:

Bankruptcy

Medical bills

Divorce

Loss of job

Foreclosure

etc...

We can usually still help you get into a nice property. But if you show a current problem of not being able to pay even simple bills like your utilities, then you will need to get things under control before we can help you. The last thing that we want to do is put someone in a house that they can't afford and make their situation worse. We will not intentionally set someone up to fail.

May I submit my own credit report?

You are welcome to include a copy of any credit reports, if you choose. However, we will still run our own credit check. This is because different credit reports include different information, and often, information important in our application process is not included in other credit check reports.

I am facing foreclosure and have to move. Would you rent to someone in my situation?

The short answer is... It depends. If you are wondering if a foreclosure alone would stop us from renting to you then the answer is no. We will look at your current situation just like we would anyone else in qualifying you as a tenant. View our "Rental Criteria" page. We rent to responsible, working individuals, couples and families that will take care of the property entrusted to them and that can afford the rental payment. We are not as concerned about prior difficulties as we are about present performance and the ability to perform in the future.

The good news for you if you truly are facing foreclosure is that we may be able to help you avoid it. Please call us TODAY to discuss your situation. The clock is ticking!