



HORIZON PROPERTIES PROPERTY PROFILE

Please complete this form for each property or group of units with matching information.

Non-amenities sections: Be sure to provide the most accurate and complete information you can, as we will be managing your property in accordance with your choices. Be sure to include HOA and home warranty info if applicable.

Amenities sections: Fill in what you can. These are less critical but may assist us in marketing your home more quickly. Please do not indicate the presence of amenities if you are not certain they are present, as advertising such offerings can cause issues with incoming tenants.

Your Property

Street address: _____ Zipcode: _____

Bed: _____ Bath: _____ Garage: _____ Garage door opener: Y or N , Carport: Y or N # _____

Type: _____ Stories/floor: _____

Other company currently managing: _____

Names of current tenants: _____

Home warranty company: _____

Registered through RHIP? Y or N

Preferred lease term: _____

Minimum approved rent amount: \$ _____. Available for move-in on this date: _____



Community

Is there an HOA? Y or N

HOA name: _____ HOA phone: _____

- | | |
|--|-------------------------|
| <input type="radio"/> Gated: Y or N | Clubhouse: Y or N |
| <input type="radio"/> Community Spa: Y or N | Picnic Area: Y or N |
| <input type="radio"/> Gym: Y or N | Gameroom: Y or N |
| <input type="radio"/> Tennis: Y or N | Business Center: Y or N |
| <input type="radio"/> Playground: Y or N | Golf: Y or N |
| <input type="radio"/> Trails: Y or N | Sauna: Y or N |
| <input type="radio"/> Community Pool: Y or N | BBQ Area: Y or N |
| <input type="radio"/> Adult Only: Y or N | Park: Y or N |
| <input type="radio"/> Basketball: Y or N | Mediaroom: Y or N |
| <input type="radio"/> Library: Y or N | Shopping: Y or N |

Attractions nearby (park, school, shopping center, etc.): _____

Amenities: Yard

Patios: _____ Balconies: _____ Decks: _____

- | | |
|---|-----------------|
| <input type="radio"/> Fenced: Y or N | Pool: Y or N |
| <input type="radio"/> Spa: Y or N | Shed: Y or N |
| <input type="radio"/> Fruit Trees: Y or N | RV Park: Y or N |

Full gardening provided: Front _____ Rear _____

Lawn mowing only provided: Front _____ Rear _____

Automatic sprinklers in: Front _____ Rear _____

Manual sprinklers in the: Front _____ Rear _____

Drip irrigation in the: Front _____ Rear _____



Amenities: Kitchen

Cabinet material: _____

Counter material: _____

Built-in dining bar/area: Y or N

Dining nook (room for table): Y or N

Refrigerator: Y or N

Gas Range: Y or N

Pantry: Y or N

Frost-free: Y or N

Electric Range: Y or N

Pot Shelves: Y or N

Side-by-side: Y or N

Self-cleaning: Y or N

Center Island: Y or N

Water: Y or N

Double Oven: Y or N

Microwave: Y or N

Ice: Y or N

Radiant Heat: Y or N

Dishwasher: Y or N

Warming Drawer: Y or N

Stainless Steel Sink: Y or N

5 Burner: Y or N

Double Sink: Y or N

Grill: Y or N

Convertible Faucet: Y or N

Jenn-Aire: Y or N

Garbage Disposal: Y or N

Trash Compactor: Y or N

Amenities: Rooms

Family Room: Y or N

Loft: Y or N

Dining Room: Y or N

Bonus Room: Y or N

Den: Y or N

Office: Y or N

Amenities: Heat/Air

Dual-zone: Y or N

Programmable: Y or N

Central Heat & Air: Y or N

Window Air: Y or N

Wall Heat: Y or N

Whole House Fan: Y or N

Swamp Cooler: Y or N



Amenities: Laundry

Washer: Y or N

Dryer: Y or N

Gas Hookup: Y or N

Coin-op: Y or N

Electric Hookup: Y or N

Where is the laundry located? _____

Amenities: Utilities and Services

Owner will pay for: Water____ Sewer____ Trash____

Owner pays up to \$____ a month for water.

Pool Service: Y or N Spa Service: Y or N Alarm Service: Y or N Company: _____

Access

Gate Code: Y or N # _____ Keyless Code: Y or N # _____ Alarm Code: _____

Mailbox: # _____ Parking Spaces: # _____

We rekey all properties as a matter of tenant security.

House has been rekeyed: Y or N

Please provide an account of the types and number of keys, remotes, gate cards or remotes, and such that you will be providing to us: _____.

A set of four house keys should be provided, or we will offer the service for a \$10 charge.



Pets

Breeds we reject: Rottweiler, Doberman Pinscher, Any Canario Breed, Chow, Dalmatian, Wolf Hybrid, Pit Bull (or Staffordshire) Terrier, Great Dane, Saint Bernard, Akita, German Shepherd, Husky/Malamute, Boerboel, Bandog Mastiff, Karalian Bear Dog, Alaskan Malamute and American Bull dog.

Also reject tenants who have:

1. _____ or more dogs.
2. _____ or more cats.
3. Any dog over _____ pounds.
4. Any dog under _____ months old.
5. Other: _____.

Credit

We process and access applicants to rent your home based upon the following levels of credit-worthiness:

Level 1	Level 2	Level 3	Level 4	Level 5
Credit score >695	Credit score >650	Credit score >570	Credit score >500	Credit score >400
Fine long-term rental or mortgage history.	3+ yrs fine rental history or mortgage history.	Solid rental history.	Good rental history.	Little rent history.
Employed long term.	2+ yrs employment.	Income near 3x rent.	Income near 3x rent.	Income near 2.5x rent.
Excellent income.	Excellent income.	Solid references.	Some past credit issues.	Good references.
Excellent references.	Excellent references	No evictions or undismised	No evictions or undismised	No evictions.
No evictions or bankruptcy.	Excellent references	bankruptcy.	undismised	Significant savings or co-signer.
	No evictions or Undismised bankruptcy.		bankruptcy.	



Credit continued

We will reject on your behalf any applicant that provides false information, has inadequate verified income, has debts too great to be offset by verified income, has been evicted, or has a poor history of rent payment.

Our general recommendation is to require a level 3 applicant or above (as indicated below), or perhaps if there is some time before the home will be vacant, preliminarily look for a level 2 applicant or above. Allowing level 4 applicants may speed rental of the property.

Accept any applicant found to be at level _____ or above.

Accept a tenant below my chosen standard if a co-signer meets the necessary standard: Y or N

Any additional requirements? _____.

Owner Assertion:

Owner of this property asserts that the above information is accurate and may be used to determine how to manage and market the property. Any fields that are left blank or unchecked are understood to mean that such fields do not apply to this property. This information provided will be incorporated into the terms of our management agreement.

I understand and agree to the above terms.

- Owner signature: _____
- Owner email address: _____
- Print full name: _____ Date: _____