



INVESTMENT | REAL ESTATE | MANAGEMENT

1. Any person seeking occupancy who is 18 years of age or older must submit a rental application.
2. We cannot control when someone applies for a vacancy. When you apply there may be no other applicants, but new applications may get submitted at any time.
3. If you do not supply all the necessary information, your application will be put on Hold until all information is submitted. We will attempt to contact you via phone, email, or text to gather the required information. However, if we do not hear back within 48 hours, we will place the application on Hold. Therefore, another applicant may be approved to rent the unit even if they applied after you.
4. Our policy is to continue to take applications until there is management approval, the lease is signed, and security deposit is paid.
5. Once you are approved for a rental, you will have 48 hours to provide a security deposit. If it is not received after that, the application will be revoked, and we will move on to the next qualified application.
6. If you apply for a rental and we rent to another applicant or if you do not qualify, all applicants will receive their application fees back.
7. Processing an application is not free. Credit agencies are paid for every credit, eviction, and criminal report we pull. We also pay third party vendors to call and verify the applications.
8. Posted vacancies will not be removed from our website until we receive the security deposit.
9. All applicants must tour the interior before an application is processed. Therefore, a vacancy may get rented BEFORE it is vacant, and the showings are scheduled.
10. We do not control what information gets posted on different websites and when it is updated. Many websites take 24 business hours to update information.
11. Please read the application and lease completely before signing them.
12. I & R Management, Inc. requires all residents to rental insurance.

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13. Tenants will be responsible for paying all of the utility charges indicated per their lease agreement.
14. Submitting a rental application does not constitute an offer to rent or commitment of any kind.
15. All applicants must accept the property in As-Is condition, unless there is a written agreement for modifications. Modification requests must be in writing. Modification requests approved by the property owner will be confirmed in writing.
16. Most applications can be processed in 2-3 business days. However, it can take longer. Applicants can help speed up the process by putting their current employer and current and past Landlords on notice that we will contact them.
17. Vacant properties can only be held up to 14 days. Approved applicants must take possession within 14 days of receiving an Offer to Rent. Your application may be denied if you are unable to take possession within 14 days.

We endeavor to create a great tenant experience, but we also must adhere to our policies. If you decide to move forward, we welcome you. We have a very large portfolios of properties and we treat everyone the same within the rules of Fair Housing and the [NARPM Standards of Professionalism](#). If you believe there is a problem with the way your application is being handled, please email irmgmt@gmail.com.