

WHAT'S THE NEXT STEP?



So you are interested in one of our properties? That's great! Here are some frequently asked questions to help you in your decision to rent from SBG.

How do I apply?

The first step is filling out an application and paying the \$25.00 application fee. Head over MurrayKYRentals.com to access the application and make sure you submit paystubs and any other proof of income as directed in the instructions. Make sure that everyone over 18 that will be living in the unit fills out an application. We won't begin processing it until everyone has turned in everything and paid the application fee.

How long does it take to process?

Once we receive your application along with everything required (pay stubs, proof of income, etc.), we will begin processing it. This typically takes 2-3 business days, sometimes more, sometimes less, it really depends on you. After everything is submitted, you will receive an email with instructions for approving a background and credit check, which will be used to determine the amount of your security deposit and if you need a cosigner. Make sure you follow the instructions in the email because we can't do anything until you do your part.

Is there a deposit? How much is it?

The security deposit is based on your credit score and here's the breakdown:

651 and above	1 months' rent
451-650	2 months' rent
450 and below	3 months' rent

Don't have a credit score? That's okay. You can have a cosigner or you can provide two years' worth of statements from two different accounts showing you have made monthly payments on time and without a disruption in service for at least 24 months. If you can provide this, then your security deposit will be 1 months rent.

Is there an income requirement?

Yes, your income must be at least two times the amount of the rent (each individual tenant). For example, if the rent is \$675 a month for one bedroom, one person, your monthly income has to be at least \$1350, if there are two tenants and the rent is \$950 for a two bedroom, then you AND your roommate's monthly income has to be at least \$950 (\$475 a piece, doubled). If you don't meet this requirement, you will need a cosigner. You will also need to email us at rentals@sbgproperty.com with two most current pay stubs, a W2, or an acceptance letter from your boss stating your income.

Okay, so I've been approved. Now what?

If you are approved, your application will be good for 1 month from the approval date as long as all the information on the application is still correct (e.g., you didn't change or lose your job, etc.). That means, you have one month to sign a lease and pay all of the applicable fees. Our properties are rented on a first come, first serve basis so if you are approved and there is an apartment available that you want, make sure you jump on it! We can't promise that it will be available a week from now or even if it will be available tomorrow.

What if I want my lease to start a few months from now or even next semester?

That’s okay, but unfortunately we don’t know what will be available yet. Our current tenants are only required to give us a 30 day notice, but we do have a notification list. Go to www.MurrayKYRentals.com to be added to that list and we will email you when we find out an apartment will be vacant the month you’re wanting a lease to start. Remember though, it is first come first serve.

I saw that you have a property online that will be available in a few weeks. How do I go about claiming it?

If you want to claim a place that is currently unavailable but we know will be empty soon, that’s not a problem. You’ll have to sign the lease agreement and we will require your security deposit and first month’s rent at that time. If the apartment can’t be delivered to you within 15 days of the lease start date, you’ll have the option to terminate the lease.

How long is the lease for?

Our lease lengths vary depending on when you sign the lease. We only allow leases to end in May, June, July or December to coincide with the school semesters. If you want to do a shorter lease than what is show below, there is an extra charge (\$50 a month) and there is a minimum of 6 months. Leases still have to end in May, June, July, or December. Here’s a chart to show how we determine the length of your lease:

Starting Month	Ending Month (# of months)
January	December (12)
February	December (11)
March	December (10) /May (15)
April	May (14) / June (15) / July (16)
May	May (13) / June (14) / July (15)
June	May (12) / June (13) / July (14)
July	May (11) / June (12) / July(13)
August	May (10) / June (11) / July(12)
September	July (11) / December (16)
October	July (10) / December (15)
November	December (14)
December	December (13)

What about pets?

Have a furry friend? That’s great! We love animals as long as they are registered with us and you have signed the Pet Agreement. There is a \$150.00 non-refundable pet fee and then it is \$25 extra a month for the first pet and \$25 extra a month for the second one. Unfortunately we do have some breed restrictions though. Those include Akitas, Chow Chows, Doberman Pinschers, German Shepherds, Huskies, Malamutes, Pit Bulls, Presa Canarios, Rottweilers, Staffordshire Terriers, and wolf-hybrids. Check out the Pet Agreement online as well for more information.

Are appliances included?

For some of our units, yes, they are. This includes the fridge, stove, microwave, dishwasher, washer and dryer. However, there is no discount on the rent for using your own.

What if I have my own washer and dryer?

You are free to use your own, but there is a one-time non-refundable \$70 fee.

We hope this answers most of your questions. Please call us with anything else and we look forward to having you as a future tenant!