

RENTING WITH:



Welcome to Solution Finders Realty! Searching for a home to rent? Looking here is a great starting point. Here we will go over some major points of what to expect when renting with Solution Finders Realty. We want you to feel at home and treat you like family!

FIRST THINGS FIRST

Lets get started with 4 easy steps!

- 1.** See a listing by Solution Finders Realty?
- 2.** Call 410-294-2535 to schedule a showing of the property.



- ### 3. You decided you love the property.

Great! Now fill out the application and

complete the credit, background, and eviction check. Worried about the checks? Don't worry, we understand that bad things happen to good people. Just be upfront with us, it's all we ask.

- ## 4. Once approved, we move on to signing a lease!



This process can take up to two weeks, sometimes less, sometimes more, just depends on how fast you would like to move.

PAYING RENT



Rent is due on or before the 1st of each and every month. Personal checks are accepted. Electronic Checks are accepted through your portal with a \$1.00 fee. Credit card payment through your portal are accepted but you will be charged a 3% service fee per transaction.

An additional amount of 5% of the Rent will be charged for any payment of rent received after the 5th of the month.

Any personal check that has been returned by the bank shall be treated as unpaid rent, and subject to an additional fee of \$75.00. If two (2) checks are returned by the Bank, a personal check as method of payment will not be accepted. Rent will then be paid by cash, money orders, or Bank check.



HOW LONG CAN I LIVE HERE?

Every lease that we accept is for a one year term. This means that you are contractually obligated to remain in the

premises for a minimum of 12 consecutive months. After you have fulfilled that year term, if you choose to renew, no need to sign a new lease. We will just add new lease terms to your already signed lease.

If you choose to move out after your one year term, then you will have to give Solution Finders Realty 90 days written notice.



We can help you achieve Homeownership,
just ask us how!

WHAT IF SOMETHING BREAKS???

Awesome!!! You have decided to make the right choice, and rent with Solution Finders Realty! We are so happy to have you! But, something has decided to not work properly, or you accidentally broke something. No worries, we've got you covered. We have a maintenance team on call 24/7.

If the issue is NOT an emergency, the call will be answered with in 24 hours and the maintenance team will be out to the property as the schedule allows.

If the issue IS and emergency, meaning no heat, no air conditioning, overflowing plumbing, the call will be answered with in an hour of the time it was called in.

GENERAL RULE OF THUMB

Security deposit is always one month's rent, plus we require first month's rent as well.

Renter insurance must be carried and current at all times while living in the property. Proof of insurance is also required before move in.

Depending on the property, more than likely all utilities will be need to be paid for by the tenant. These include, but are not limited to electric, gas/oil/ propane (depending on type of fuel the property uses), water/sewer, garbage. Confirmation of these being turned over to your name will be required as well. Cable, internet and phone are always the sole responsibility of the tenant.

Appliances offered in the property depends on the individual property. Make sure to ask the property manager about this to make sure you will or will not have to provide these items.



All of our properties are NON SMOKING. You may smoke outside the property.

MAINTAINING

All though you are living in and using the property, the owner of the home has hired Solution Finders Realty to care for their property. It is our job to make sure that you are abiding by the rules and regulations that you agreed to in our lease.



The Property manager is responsible for inspecting the home for violations, every 3 months. This is known as “quarterly inspections”. The Property manager will call with the week that they plan on coming out. Once that week approaches, the property manager will call you with at least 24 hours notice. You do not need to be there. This inspection takes about

30 minutes, depending on the size of the property. Property manager will note of any violations, and they will be addressed at a later date.



Remember, being proactive will keep things running smoothly. Should anything arise before or after those inspections, you are to email, text or call for a service order to be submitted. The office will then schedule the maintenance man to come out and fix the issue. You will only have access to the main office number. You are to not contact the maintenance man in any fashion to complete other work. All work orders will be approved by the ofOice.

LEAD AND ASBESTOS

Solution Finders Realty, LLC complies with all Maryland and Federal laws regarding lead and asbestos. Every home is certified by a state lead free company and is fully risk reduced. Our company is also a certified lead free company. For more information you can visit: <http://www2.epa.gov/lead/protect-your-family-lead-your-home>



THINGS TO THINK ABOUT

First time moving out on your own? Never rented before? Just looking for some guidance on what to do? Here are some simple rules to keep in mind when looking for a new home to rent.

- ❑ Does your income equal 3 times the monthly rent? This is where our team of experts come into play! Don't worry, we will help you achieve your financial goals!
- ❑ Consider the costs of moving. Boxes, movers, trucks.
- ❑ Make sure the location is where you want to be. Drive by the property on a Saturday afternoon. See who is out hanging around.
- ❑ Don't be afraid to talk to the neighbors. They will tell you everything you want to know, you just have to ask!
- ❑ Is yard favorable?
- ❑ Enough parking?