



OWNER F.A.Q.'s

What are the qualifying criteria for approval to rent?

We verify two years of rental history / mortgage payments

Two years of employment

The applicant(s) must provide documentation verifying they gross 2.5 times the amount of monthly rent as income

Married couples can qualify together

Roommates must qualify individually so that if one skips out we know the other can still afford to pay rent.

We also run a credit check which includes a civil and criminal background check.

Do I have to rent to people with children?

Because Advanced Management Group manages multiple homes for multiple owners we are required to adhere to all Federal Fair Housing laws.

Familial status is a protected class under Federal Fair Housing laws. We cannot discriminate against families with children.

Can I review all applications?

We will be happy to provide you with a synopsis of the information provided by your applicant however we cannot forward a copy of the application itself.

Can I see the applicant(s) credit report?

Short Answer-No.

Long Answer- There are privacy acts in place to help protect all parties involved. Just like any agency that looks at someone's credit report (banks, car dealerships etc.), Advanced Management Group has gone through an extensive background check in order to be approved to pull a credit report. If we were to pass on this private information to someone outside of our office we run the risk of losing the ability to run credit check which would effectively shut down our business. No one wants that!

How do you determine if someone is approved?

We use a screening company called First Advantage/Safe Rent. Developed originally for the apartment industry their product has proved just as useful in single family management. Safe Rent screens applicants and rates them on their ability and likelihood to pay rent. This differs from their credit score but the credit score is an important part of the process. Please review the brochure from Safe Rent for additional information.

When can I expect a distribution each month?

Our statements and disbursements are done on the 15th of each month.

Most tenants still pay by personal check so having the deadline on the 15th gives us plenty of time to assure the funds are good before forwarding them to our owners.

Please understand that it does take time for the funds to hit your bank.

Obviously a paper check can take the better part of a week to get to you depending on where you live.

We do offer direct deposit, which is quicker, but still takes approximately 3 banking days.

For Example, if the 15th falls on a Friday, ACH funds would most likely hit your bank on the following Wednesday (20th). Please check a current calendar to see how this would affect you.

Do I have to rent to people with pets?

Yes and no. The only time you will be required to lease to someone with a pet is when a disabled person has a service animal. Once again Federal Fair Housing law and the Americans with Disabilities Act provide that Landlords make reasonable accommodations with regard to those with disabilities. Beyond that, the choice is yours.

What if I owe AMG money? How does that work?

At Advanced Management Group we make it easy for our owners to send funds for repairs or to get their units ready to rent. As one of our valued clients you have the ability, through the owner portal in Property Ware, to make payments with a credit card or e-check. It only takes a few minutes to set up and funds transfer in approximately 3 business days.

RegistrySCOREXSM

The Foundation Of RegistryINSIGHT Confidence



*Trust RegistrySCOREX
for objective, statistically
derived resident
screening decisions.*

RegistrySCOREX is the industry's only results-based statistical scoring model, refined through years of experience screening millions of applicants. It analyzes critical variables to deliver a single score that indicates the relative degree of risk associated with each applicant. Each applicant is instantly evaluated against the decision points you establish for your individual community, and then your automated lease decision is delivered.

Why Use RegistrySCOREX?

No other screening service includes online access to the industry's largest database of landlord-tenant records — a critical predictor of future rental performance. Additionally, RegistrySCOREX factors performance data from a number of other national databases. This superior data makes for the most accurate risk assessment and best possible outcomes. The bottom line is an objective, statistically derived score that you can rely on to consistently select the best residents for your community.

How Does RegistrySCOREX Work For You?

Based on applicant data submitted online, RegistrySCOREX delivers a score virtually instantly. This score is compared to your predetermined decision points for your community, and an accept/decline/conditional decision is given to your leasing professionals. Because you set a consistent standard based on objectively derived scores, RegistrySCOREX helps ensure compliance with Fair Housing requirements.

National RegistryCHECKSM

Evictions Are Preventable, Because They Are Predictable

National RegistryCHECK is First Advantage SafeRent's exclusive database of landlord-tenant records, with filings, judgments, prior inquiries and tenancy information supplied by courthouses and property managers across the nation. The RegistryCHECK report provides important detailed information about your applicant, including:

- > Details for each matching court record, including the type of case, disposition, and judgment, if applicable
- > Inquiries by other landlords, helping to determine the applicant's consistency in reporting name and address information
- > Lease performance as reported by First Advantage SafeRent's nationwide network of property managers

AppALERT

Instantly Identify Known Terrorists And Fugitives

Individuals hiding from the law most frequently seek refuge in rental housing. AppALERT is a fast, reliable way to determine if your applicant is a terrorist or wanted fugitive. Using the applicant information you enter, AppALERT scans over a dozen U.S. agency listings — including the Office of Foreign Asset Control, FBI, Department of Justice, U.S. Customs Service, U.S. Drug Enforcement Administration, and others — as well as numerous state and local wanted fugitives lists.



Only National RegistryCHECK offers you access to the industry's largest database of landlord-tenant records.