



RENTER'S GUIDE



Everything You Need to Know About Renting

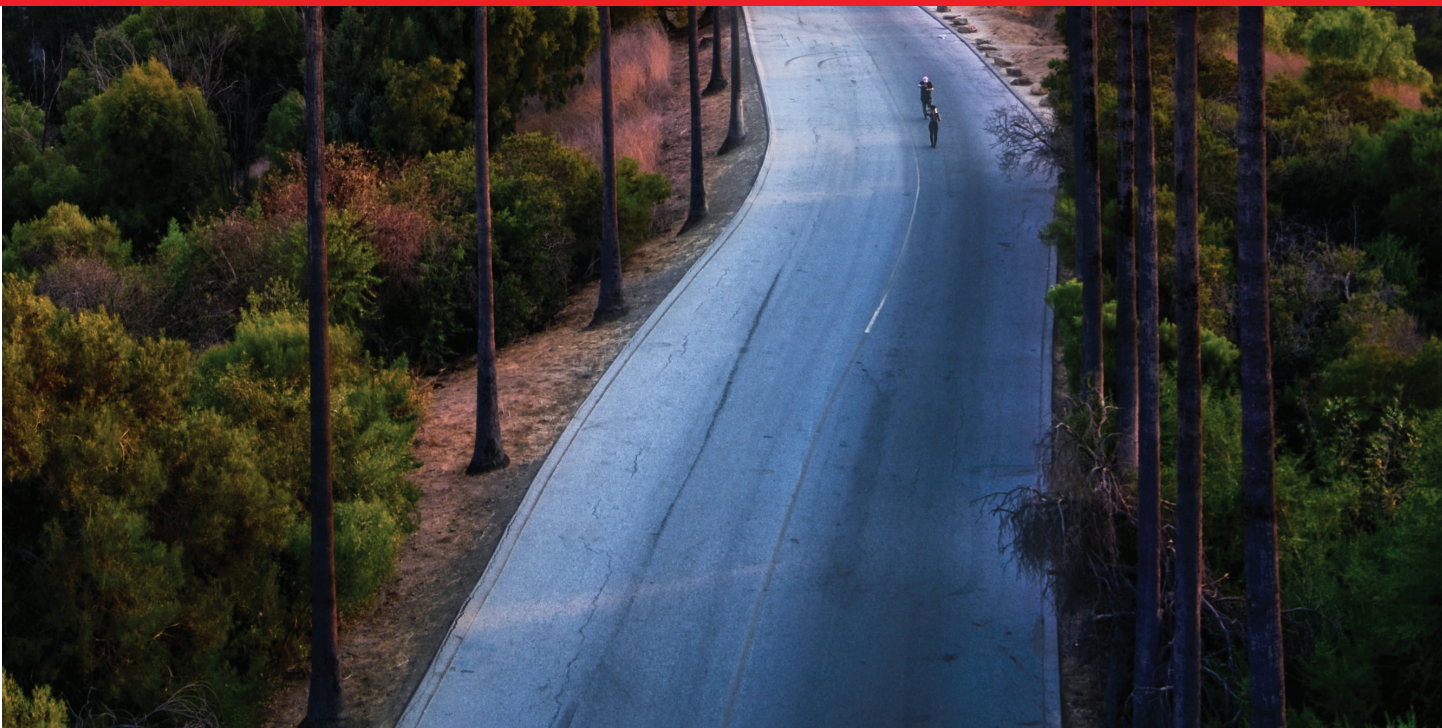
WHEREVER YOU'RE GOING, WE CAN TAKE YOU THERE.



RIGHT THIS WAY



We've pulled together everything you need to make the rental process as smooth as possible.





THE BASICS

Set a Realistic Rental Budget

Determining your rental budget is the first step in understanding what kind of home you can afford. While the income requirements across cities will vary, the majority of landlords require an applicant's gross income to be three times greater than the rental price.

Determine When to Start Looking

The ideal time to start your search is 1-2 months ahead of your move-in date. Narrow down your search criteria, and start viewing homes three weeks before the move-in date. This gives you two weeks to find a place and one week for the landlord to paint and clean the unit for your move-in (most landlords do not start until they have a tenant for the unit).

DOCUMENT CHECKLIST

Photo ID

Letter from employer on company letterhead stating salary, position and length of employment (should be less than 30 days old)

Three recent pay stubs

Tax returns from the last two years

Bank statements from past two months

Letter of reference from previous landlord

Required rental documents will vary by location. Talk to your agent to ensure you have all the necessary documents needed to rent in your area.





GETTING TO THE FINISH LINE

How Long Does it Take to Get Approval?

The approval process takes anywhere from one to 10 days, depending on the applicant and the landlord. Renters prepared with all of their paperwork will get approved much faster than those waiting on documents.

Some landlords have an online application and approval process, which can approve an applicant within a few hours. Other more traditional landlords take several days to run a credit check and prepare leases.

How Much Will It Cost to Move In?

The most common move-in costs include the first month's rent and a one-month security deposit. Don't forget to budget for moving costs, parking and pet fees, if applicable.

Other Tips and Tricks

- Having your documents readily available before the appointment is the best way to secure your favorite option.
- Depending on where you live, a home might not stay on the market for more than a few days. Make yourself available to see homes as soon as they are listed so you don't miss out.
- Being flexible within your search criteria gives you the ability to see more options. Decide your must-haves versus your nice-to-haves.

WHY WORK WITH THE AGENCY

So, what is it we do differently?



We collaborate.

The way we see it is this: no agent is an island, and no one should go it alone. The Agency's culture of collaboration means you benefit from our strength as a whole. You have an entire team of experts in everything from the rental to the purchase process. And we share information like new rental properties before they hit the market, giving our clients a tangible edge in the marketplace.

We do this full-time.

Weekend warriors need not apply. Unlike what you'll find at traditional brokerages, at The Agency it's quality over quantity. We are made up of a team of full-time, committed real estate professionals. We are highly selective about who we bring to the team because every single person is a vital part of the overall vision.

We know our markets inside and out.

We don't just enter a market. We conquer it. In each location, we seek out the very best real estate professionals—the agents who understand the nuances of each neighborhood. Then we back them up with our vast global reach and resources.

We connect.

At the forefront of our passion for collaboration is our ability to connect, in every sense of the word. We use our proprietary technology to seamlessly communicate. We hear about new listings before anyone else. If we have a renter looking for a home in a particular neighborhood, we'll spread the word and hear back immediately.

We do it all.

It's all in our wheelhouse. The Agency offers the engine in-house to cater to all of your real estate needs, whether searching for a home, commercial space for your business, an investment property, a vacation home in Mexico, or a ski chalet for the holidays.

When one of us wins, we all win.
And so do our clients.



REAL ESTATE ISN'T BUSINESS.
IT'S PERSONAL.

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Let's connect.