



The Joy of  
Becoming a Homeowner

## Welcome to Improov Homes Rental Information Page!

Thank you for your interest in renting with us.

Here are some common FAQ regarding the rental process:

### 1. Is there a 'realtor fee'?

usually on most of our listings the landlord is responsible for the realtor/agent fees so the service is free of charge for the renters. Unless specified on the ad you can assume that there no commission fees for you, as a renter

### 2. How much do I need to move in?

Improv Homes always requires a month and a half security and the first month of rent prior to getting keys. To calculate the exact amount you would need multiply the specified rent by 2.5 (1.5 security deposit + 1 month)

### 3. What does the process require?

Improv Homes requires a complete application done through the website [www.Nestiga.com](http://www.Nestiga.com) all application must include the household members adults and minors. All adults must go through the background, eviction, and credit check. All Lease co-signers must include all documentation to support their specified income and ability to afford the rent. For detailed application requirements please visit our rental instructions page at <https://improovhomes.com/rental-application-forms/>

### 4. Do you accept section 8?

Yes, as licensed Real Estate brokerage we do not discriminate based on source of rental payment. Sections 8 applicants are still welcomed under the following conditions:

- a. The section 8 voucher must cover the complete rent amount, no 'outside voucher' deals are legally allowed.



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- b. All potential occupants must be included on the application and the voucher.
- c. Tenant must pay the month and a half security deposit.
- d. Tenant has to be able to move in within 30-45 days max depending on the apartment including all section 8 inspections and approvals.

### **5. Is the rent amount negotiable?**

Normally we list the rentals for what we feel is the fair market rent, never-the-less sometimes depending on the location and the landlord's situation they might consider a lower amount based on strength of application and the expected move-in date. If you are seriously interested and feel that there's room for negotiation, you may suggest a lower amount together with your application and we will present it to the landlord and advise accordingly. Please be advised that without a complete application, there will be no room for rent amount negotiation.

### **6. How can I see the apartment?**

For all our properties we provide a link to schedule a showing. You can

### **7. Is there any Pet Fees?**

Usually there's a one-time pet fee of \$250/pet, for some apartments might be additional monthly fee for pets, please make sure to clarify with the agent at the showing before you apply.

### **8. Are utilities included?**

Usually utilities are not included, unless the ad specifically says, 'Utilities included'.

### **9. Do you accept TRA?**

Most leases are for minimum 1 year, so applicant will have to show a one-year voucher or the ability to afford the rent after 6 months.



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**10. Would you consider a 6-month rental?**

Depending on the apartment the landlord might consider a 6-month lease only, nevertheless a shorter lease period might impose a higher monthly rental payment.

**Still have questions?**

Please use the link below to book a free call with one of our agents and have all your questions answered: <https://calendly.com/improovhomes/chat-with-an-agent>