



WAGNER INVESTMENT PROPERTIES, INC.
334 Sequoia Ln
Evansville IN 47712
(812) 424-1424
office@wagnerpropertiesinc.com

POLICIES AND PROCEDURES

All prospective tenants must submit an application along with a signed release of information form and a copy of their driver's license. Application will be reviewed and information will be collected for ALL who will occupy the property. A background check from the police department must be submitted by each prospective tenant.

If buying a home for sale by owner, be sure to check the seller's permit from the Treasurer's Office that shows property taxes are paid. A copy of the title showing transfer to a new owner must be given to our office.

No pets are allowed in homes sold on contract or rental units. Pets less than 25 pounds are okay in other homes.

Items we check

1. Criminal Records. Please obtain a Certified Police Background check from the County/city you live in
2. Employment History, Please return application with a recent paycheck
3. Outstanding Warrants
4. Previous Rental (payment history, property condition, frequency of complaints from other tenants and landlord and any violations of rules and regulations)
5. History of Drug Activity

Information will be submitted to the property owner for approval.

Wagner Investment Properties is a private property and we reserve the right to except or reject any applicant.

If approved for Rental, First months rent and deposit will be due together at signing of lease.

If approved for entrance to park after purchasing a for sale by owner you must bring title transfer and a check for first months rent, \$100 security deposit and \$135 Administration fee to signing of lease.

Lot rent is \$265 a month