


Applicant Rental Criteria

All applicants must be 18 years or older. Each applicant must submit a separate application. An Application Fee for all applicants over 18 years of age is \$45 for an individual and \$65 for a married couple. An Administrative Fee of \$75 is required to apply for the apartment. Criminal background will be processed on all applicants. All applicants are required to have a legal status in the United States. Credit will be processed on all applicants. You are required to either have a state issued driver's license, passport or Alien card allowing you to be in the United States. We adhere to all guidelines of the FEDERAL FAIR HOUSING ACT. We follow the guidelines in prohibiting discrimination in Housing on Race, Color, Sex, National Origin, Handicap, Familial Status and Sexual Orientation. The following qualification standards will be required from every applicant.

- APPLICANTS:** All persons who will apply must furnish management with copies of the following: a. Copy of original valid Driver's License or State ID-UPON MOVE-IN. b. Copy of Social Security Card-we verify the number but do not copy this document.
- EMPLOYMENT:** All applicants must provide a copy of the two most current paycheck stubs indicating year to date earning or if self-employed tax statements will be required to verify income. Must have two (2) years of verifiable employment.
- INCOME:** Income must be 3 times the rental Market Rate of the apartment you are applying for.
- CREDIT HISTORY:** All applicants will be screened through our third party screening company. We use the market rent of the apartment to approve our applicants. We do take all factors into consideration. Conditional Approval will require a Risk Fee in the amount of \$300.
- RISK FEE:** For CONDITIONAL APPROVALS an additional non-refundable Risk Fee of \$300 will be required due to the conditions of the approval. You have 72 hours once notified of conditional approval to cancel and receive your Risk Fee back.
- LANDLORD VERIFICATION/ EVICTIONS:** We require two years of verifiable landlord history. Applicants may be denied if there is a poor rental profile of any applicant (rental history reports are obtained). Rental history of:
- a. Eviction – *(Automatic Denial)*
 - b. Judgement – *(Automatic Denial)*
 - c. Broken Leases – *(Automatic Denial)*
 - d. Any Monies owed to any previous properties *(less than three years)* – *(Automatic Denial)*
- CRIMINAL BACKGROUND:** Any Convictions related to Violent Crimes or Sex Crimes will be automatically denied. Misdemeanors will require Corporate Office Approval and specific misdemeanors such as bodily harm, assault, theft and violent crimes will cause an automatic denial. Specific Drug charges and numerous criminal charges will also be denied. We will consider charges that are over eight (8) years old if not against bodily harm etc
- NUMBER OF OCCUPANTS:** Maximum number of occupants:
- a. Efficiency – *two (2) persons Plus one (1) occupant up to three years of age*
 - b. One bedroom – *two (2) persons Plus one (1) occupant up to three years of age*
 - c. Two bedrooms – *four (4) persons Plus one (1) occupant up to three years of age*
 - d. Three bedrooms – *six (6) persons Plus one (1) occupant up to three years of age*
-  *Once the under aged occupant meets the age requirements then the residents must plan on moving into a larger size apartment if available and/or the lease expires the resident can no longer remain in the apartment that is now over capacity.*
- ANIMALS:** We allow cats, dogs (selected breeds are excluded) small birds and fish. No other pets are allowed. Only two pets are allowed. Dogs and cats must meet the requirements of this community that will be found on an addendum to our lease... A fish tank of over 50 gallons or more will require renter's insurance covering the tank and the apartment (Selected Breeds that are banned include: Chow, Rottweiler, Doberman Pincher, Pitt Bulls, Dalmatian, Boxers, Alaskan Malamute, Huskies, and German Shepherds.)
- NOTE:** *The Corporate Office may add additional Breeds at any times, please check with Management before bringing a pet into your home, it may disqualify you from living at this community. A pet fee of \$300 is required for 1 pet, \$500 for 2 pets plus \$15.00 monthly pet rent per pet maximum of two (2) pets. There is a 25 pound matured weight limit.*
- CO-SIGNER:** Applicants who are first-time renters or do not have sufficient monthly income, may qualify by having the lease guaranteed by a guarantor. The Guarantor must have a gross monthly income of at least 4 times the monthly rent and must meet all other qualifying criteria. The Guarantor must complete and sign a lease guaranty agreement. Guarantors may be held responsible for all of the lease obligations, including the entire rent and other costs, such as damage, even if you have roommates. Guarantor is required to have excellent credit in order to qualify as a co-signer.
- DENIALS:** It will be the applicant's responsibility to obtain information that we are unable to obtain. If any false information is contained in the application, the application will be denied.



Any falsification of information on the application or failure to sign a lease within 72 hours of being approved will constitute forfeiture of all fees. If you withdraw your application, you will still forfeit your application fee as this is considered a processing fee regardless of your decision to move into this community.