PROPERTY RENTAL CRITERIA

All adults eighteen (18) years and older must submit an application for residency. A separate application fee is required per person. Application fees are considered non-refundable even if my application is denied or if I choose to cancel my application / move in. I understand that all Application / Holding deposits are due paid in full before my application will be processed and considered for occupancy. All applicants must have a valid social security number and valid government issued ID, Visa, or Resident Alien Card.

INCOME/EMPLOYMENT –

- Must have at least six (6) months consecutive, verifiable employment history or other income that can be verified via 3rd party.

- Must provide four (4) most current and consecutive pay stubs and a signed verification of employment that will be sent by management directly to employer via fax, email or USPS.

- Monthly income must be equivalent to **two and a half (2.5)** times the net effective rental rate **or** the maximum income level determined by HUD or appropriate financing agency.

- Income for roommates can be combined to meet the requirement.

- If self-employed we will require a complete copy of the previous two (2) year's federal tax returns, W-2 forms & appropriate schedules.

- Income from Social Security, pensions, etc. must be verifiable.

Move in approval cannot be given until all income has been completely verified and approved

RENTAL HISTORY

- Must have six (6) months positive, verifiable rental history from a valid source.

- Verification of rental history from a private owner will require a copy of the legal lease agreement or a notarized statement.

- Any evictions recorded over the most recent three (3) year period will be cause for an automatic denial. Any open landlord collection accounts in excess of $500.00, between zero (0) months and five (5) years could result in an extra security deposit in addition to any deposit that may be required. Dismissed or satisfied landlord debts with payment verification will be excluded from this calculation.

CREDIT RECOMMENDATIONS

Credit Risk	Recommendation
Limited Established Credit	Accept Applicant (Standard Deposit)
No Established Credit	Accept w/Conditions (2x Standard Deposit)
Minor	Accept Applicant (Standard Deposit)
Moderate	Accept w/Conditions (2x Standard Deposit)
High	Accept w/Conditions (Additional 1 month's rent Deposit)
Severe	Reject Applicant

Above criteria is an approximate guideline used in addition to the other qualifying criteria listed and is not assume to be sole deciding factor of application result status.

- Any open bankruptcy, not discharged, will be cause for an automatic denial.

BACKGROUND CHECK

- Applicants with a criminal background that includes a felony conviction, a drug conviction, (misdemeanor or felony), an aggravated assault conviction, (misdemeanor or felony), or a criminal conviction which threatens the welfare or health and safety of the community will be denied for residency. Misdemeanors of a violent nature, if **one (1)** or more occurring over the most recent **seven (7)** year period, will be cause for an automatic denial.

COSIGNER/ GUARANTOR REQUIREMENTS

If an applicant elects to qualify with the assistance of a cosigner/ guarantor the requirements of that cosigner/ guarantor will be as follows:

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- Monthly income must be equivalent to four (4) times the net effective rental rate.

- Medical, student loans, and foreclosures will be excluded from this calculation.

- Any open bankruptcies, evictions or open landlord collection accounts recorded over the most recent seven (7) year period, will be cause for an automatic denial. Dismissed or satisfied landlord debts with payment verification will be excluded from this calculation.

- All other requirements will remain the same as those noted for applicant.

MAXIMUM OCCUPANCY STANDARDS

Studios = 3 occupants
One Bedroom = 3 occupants
Two Bedrooms = 5 occupants
Three Bedrooms = 7 occupants

Any application that is falsified or contains an invalid social security number will automatically be denied.

_____   _____
(Applicant Signature)   *Date*   *(Applicant Signature)*   *Date*

_____   _____
(Applicant Signature)   *Date*   *(Applicant Signature)*   *Date*

_____
(Owner/Agent)   *Date*

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