



(www.missionlakesfl.com)

Final rates based on number of occupants

				Base rate	Availability date
Pacific	any floor	1 B / 1 B	922 sq. ft.	\$1,700	
Harmony	2nd. floor	2 B / 2 B	950 sq. ft.	\$1,910	
Harmony	1st. floor	2 B / 2 B	950 sq. ft.	\$1,940	
Concord	townhouse	2 B / 2 B	1250 sq. ft.	\$2,190	
Concord	townhouse	2 B / 2.5 B	1250 sq. ft.	\$2,220	

***Water included (1 occupant only)**

***Garbage fee \$50**

Application Fee: Nonrefundable: \$100 per applicant (or married couple).

Security Deposit: Based on third party assessment using credit report.

Administration Fee: \$180, nonrefundable fee after approval.

Nonrefundable Pet Fee: \$300 (restrictions apply for dogs; max. 25 lbs., 17 inches in height).

(animal must be friendly and must not represent a risk to enter in case of emergency).

LEASING CRITERIA

Applicants are subject to credit and background check. Please ask for a copy of the entire Qualifying Criteria before submitting an application. It can also be downloaded from our web page.

The aggregated gross monthly income for all applicants must be at least the equivalent of 2.5 times the monthly rental amount. Proof of income is required. Please read the Qualifying Criteria Sheet.

Verifiable rental reference must be provided. Vehicle registration or insurance card is required.

First term is for 7 months. Renewals are for 12 months. Total expected initial occupancy is 19 months.

First day for prorated rent calculation is the day the unit is ready (move-in day may differ).

OCCUPANCY STANDARDS

No more than 2 people per bedroom. No more than 1 vehicle per person, maximum 2 cars per unit

Infant up to 24 months old are not considered occupants.

SATELLITE DISHES ARE RESTRICTED, PLEASE INQUIRE BEFORE APPLYING.

Mission Lakes Apartments, 6890 Southgate Blvd. Tamarac, FL. 33321. Ph: (954) 726.5920



QUALIFYING CRITERIA

5/8/2020

- An Application for Residency must be completed for each adult planning to live in the apartment. The number of residents will determine the final rate. Additional roommates included after the lease is closed will require the payment of a fee.
- The application must be filled thoroughly and signed in front of the authorized property employee. Online application will be accepted with digital signature. In both cases the photo ID must be presented or uploaded for the varication of identity before accepting the application. Unless done online, each applicant must submit the license in person.
- Critical to the completeness of the application are: 1) A daytime phone number where you can be reached; 2) Daytime phone of the current and previous employers; 2) Answering to each question in the form.
- All applicants must have a valid driver's license or passport. We will keep copy of your ID in our records. All our records are digitally stored, and personal data is appropriately managed to protect sensitive information. If the submission is in paper, it is scanned and stored in a secure site, after which paper copies are destroyed.
- You may be required to provide the current Landlord with proper Notice. You could be denied if you owe money to any previous or current Landlord or have been evicted.
- Any person included in the application as a minor of 15 years of age or older will be required to show photo ID or passport to confirm date of birth. The ID will not be copied or scanned. Similarly, in certain cases when applicants are listing children below 2 years of age (which are not counted as occupant for maximum occupancy determination) it could be required to prove date of birth.

Income:

- 1- Applicants showing wages as its main source of income must have at least 3 months working with their current employer unless applicants can show no income interruption when the last job was changed.
- 2- The aggregated monthly income of all applicants must exceed the amount that results from multiplying the rent of the apartment being applied for, to the factor of 2.5 times. For this criterion, the gross income will be used. In cases where the applicants show income 10% below the minimum required, they would be permitted to apply at their own risk and could be approved if the combination of credit risk factor and low income is acceptable under company standards. Consequently, applicants that do not comply with the minimum of 2.25 times the rent will be considered unqualified and the application will not be accepted.
- 3- Acceptable income verification for employees includes the following: (a) two paycheck stubs, one from each of the last 2 months, showing year-to-date earnings; (2) When the application is submitted during the first quarter of the year, the acceptable proof could be the previous year's tax returns or most recent W2. After that, tax returns can be used as reference only and not as current proof of income.
- 4- Self-employed applicants will be required to provide the previous year's tax return and bank statements for the last 6 months, or a certification by an accountant stating earned income.

- 5- During any period of economic uncertainty, the manager may decide to request additional documents to confirm veracity of income. These documents may be, but are not limited to, the last two bank statements where the payroll is deposited.

Rental History:

- 1- Applicant must provide all information the office would require to be able to verify previous residencies. The office will diligently pursue such verification, but the final responsibility relies on the Applicant and the application could be denied or maintained on hold for 30 days upon lack of such verification.
- 2- Students (and other applicants below 25 years of age), that are entering the rental market for the first time need to prove that they are living with parents. Preferable proof is when the family's address is stamped in the applicant's driver license, but other proofs could be examined.
- 3- The minimum of 2 rental references must be produced for any application to be approved. The office will verify both references, but exceptionally the management could approve an application in which just one of such verifications has been completed, provided that the credit risk or any other part of the application is reported favorably. Poor rental references, evictions or housing debts are factors for application denial.
- 4- If the applicant is currently living with families or friends on a temporary basis but such address is stamped in the driver license, the current address will be used in connection with the credit inquiries only. This address is not accepted as a rental reference and the applicant must provide 2 previous addresses for the purpose of verification. Every applicant must provide relatively recent rental references. If the most recent rental reference is more than 3 years old, applicant could be denied for lack of rental reference.

Credit History:

- 1- All applicants are subject to verification of their credit history. Landlord evaluates credit history information with a scoring method that weighs the indicators of future rent payment performance, but Landlord retains the right to reject an application no matter what an applicant's ultimate scoring. An unsatisfactory credit report can disqualify an applicant from renting an apartment, including one that reflects past or current bad debts, late payments, or unpaid bills, liens, judgments, or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be given the name, address and telephone number of the credit reporting agency that provided the credit report but not be told the content of the credit report. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit reporting agency, correct any erroneous information that may be on the report, and re-submit the application.

Investigations Standards:

- 1- Landlord may conduct an investigation of applicant(s), including thorough personal interviews with applicant's current and/or prior landlords(s), employer(s) and/or others with whom applicant is acquainted. These inquiries may include information regarding applicant's character, general reputation, personal characteristics, and mode of living, credit report, and criminal background.

Criminal History:

- 1- An applicant is evaluated on an individual basis regarding criminal background. Applicant may be denied in the event of a felony conviction, received adjudication for a felony offense(s) or charges, or been convicted of a misdemeanor involving sexual misconduct or physical crime against a person or another person's property. An applicant may automatically be denied should the applicant appear on the list of known terrorists and wanted fugitives as provided by the Office of Foreign Asset Control (OFAC), federal agencies to include the FBI or other state and local law enforcement agencies. However, Landlord does not guarantee or represent the residents and/or occupants currently residing at the community qualify under the criminal background criteria required by residency application.

By signing this page, applicant acknowledge to have been navigated through all the provisions contained herein and received a copy of the entire document.

Applicant(s) Signature(s)

Date:_____