



QUALIFYING RENTAL CRITERIA

WE CHECK RENTAL, EMPLOYMENT, CREDIT, AND CRIMINAL HISTORY

PLEASE NOTE THAT WE PROVIDE AN EQUAL HOUSING OPPORTUNITY; ALL PERSONS WILL BE TREATED FAIRLY AND EQUALLY WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, DISABILITY, NATIONAL ORIGIN OR SOURCE OF INCOME, SEXUAL ORIENTATION AND ANY OTHER REQUIREMENT BY LAW IN COMPLIANCE WITH THE FAIR HOUSING ACT AND ANY OTHER APPLICABLE LAW.

A complete application for each adult 18 years of age and over and deposit are required to hold an apartment; each apartment is available on a first come first serve basis. An apartment will be held for the first applicant accepting Rental Expense Disclosure, submitting fully completed application(s), lease initiation fee and security deposit. **WE CANNOT HOLD AN APARTMENT FOR ANYONE WITHOUT ACCEPTANCE OF RENTAL EXPENSE DISCLOSURE, COMPLETED APPLICATION(S), FEES AND DEPOSITS PAID.**

Rental History Verifiable from Unbiased Sources: The following information will be verified: length of residency, consistency and timing of payments, adherence to community policies, proper notice to vacate given, all lease commitments fulfilled, and the condition of the apartment at move out. It is your responsibility to provide us with the information necessary to contact your past landlords. We reserve the right to deny your application, if, after making a good faith effort, we are unable to verify your rental history.

Sufficient Income / Resources: The total household income must be three times the amount of the monthly rental rate. Two or more unrelated adults must make a combined income of at least four and one-half times the amount of the monthly rent. We must be able to independently verify the amount and stability of your income. Example: pay stubs, tax records, and employer contact. For applicants receiving any type of housing assistance, the amount of assistance received will be subtracted from the established monthly rental amount and the applicant must have three times the remaining balance as income.

Co-Signer: A co-signer MAY be considered at the landlords' discretion for applicants who do not meet the income criteria or do not have prior rental history. **Co-signers will not be considered for applicants with negative rental history.** If applicable, the co-signer must show evidence of monthly income of at least ten times the monthly rental rate and must meet all previously stated requirements.

Credit History: A credit report which requires a valid Social Security Number, Work Visa, TIN – Tax Identification Number, or I-20, will be processed on each applicant. Your credit must reflect that all accounts are current. Applications for tenancy will be denied if you have an open bankruptcy. All collection accounts must be "paid in full or paid as agreed". Applicants will be denied tenancy if they have more than twenty percent (20%) negative credit history described as, but not limited to the following:

- Unsatisfied Judgements
- Any credit obligation that is ninety (90) days or more delinquent
- Foreclosure of real estate or repossession of material or personal property
- Any unsatisfied or pending suit

Criminal History: Your application may be rejected if you have been convicted in the last five years of any crime against person or property that would present a threat to the owners or neighbors, or the rental property. Applicants on probation or parole must provide contact information for their parole officer. Applicants on a publicly available list of offenders who are required to publish their address will be denied.

Application(s) Denied: An Application(s) will be denied if false information is given on rental application, including but not limited to invalid Social Security Number; if applicant has negative rental history, or if applicant has ever been evicted. If there is false information on your application, your deposit will not be refunded, and you will be denied residency. If at any time during subsequent lease(s) it is found that false information was given on application, resident(s) will be evicted.

IF YOUR APPLICATION IS DENIED, YOUR DEPOSIT WILL BE RETURNED TO YOU. IF YOU WITHDRAW YOUR APPLICATION YOUR DEPOSIT WILL NOT BE REFUNDED. IF THERE IS FALSE INFORMATION ON YOUR APPLICATION YOUR DEPOSIT WILL NOT BE REFUNDED AND YOU WILL BE DENIED RESIDENCY.

Applicant

Date

Applicant

Date