

QUALIFICATION ACKNOWLEDGEMENT FOR ALL PLACE TO BE PROPERTIES

It is the policy of Place to Be Properties to offer residents for rental to the general public without regard to race, color, national origin, religion, familial status, or handicap. All associates of Place to Be Properties shall read, understand, and agree to fully comply with this policy. Failure to comply with this policy is grounds for immediate termination of employment and such failure will be considered an individual action outside the scope of the employee's employment with Place to Be. In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify residents of our community. Please note that these are our rental criteria; nothing contained in the requirements shall constitute a guarantee or representation by Place to Be that all clients and occupants that have resided at the residence prior to these requirements going into effect; additionally, our ability to verify whether these requirements have been met is limited to the information we receive from various resident credit reporting services used. **Please review this information before filling out an application and paying \$65 for the application verification. Security Deposit is non-refundable if you decide to forfeit your apartment.**

CONDITIONS:

All persons applying for the apartment must have a verifiable source of income in a gross amount of no less than **TWO (2) times the current rent.**

- Verifiable income (check stub with year-to-date earnings), financial aid will not be accepted as a source of income. Co-Signer's may be used if unable to meet income requirements.
- You must be on the job for a minimum of six months.
- Past rental history must be satisfactory (i.e., rent paid on time, lease obligation fulfilled, residence left in satisfactory condition)
- Credit Score: needs to be at least 575 or higher
- Negative check writing history requires all monies to be paid by certified funds only, i.e., cashier's checks, money orders.
- Co-Signer's income must be three (3) times the current rent and credit score of 575 or higher.
- Communities which allow pets will allow mammals, reptiles, birds and fish. The animal **must not exceed 50lbs. at full grown weight.** Breed restrictions are as follows but not limited to Doberman, Chow, Rottweiler, Pit Bull, German Shepherd, Staffordshire (Bull) Terrier, Pitbull, Husky.
- One person per bedroom per apartment. (1 person – 1 bedroom, 2 people – 2 bedrooms, 3 people – 3 bedrooms) **Due to parking limitations.**
- Provide your United State Social Security number issued by the Social Security Administration office that allows us to run a criminal and credit check.

CONDITIONAL APPROVAL:

If your credit does not meet our criteria, Place to Be Properties may be able to offer you a conditional approval. A second security deposit that equals 1 month's rent would be required upfront or a Co-Signer may be used. Co-Signers must qualify based on the criteria listed above.

FELONY CONVICTIONS OR MISDEMEANORS WHICH INVOLVE MORAL TURPITUDE (i.e., drug involvement, selling, and/or manufacturing, of a controlled substance, prostitution, theft, etc.) DEFERRED ADJUDICATION FOR ANY SUCH OFFENSE, OR PROBATION FOR A FELONY ARE CONSIDERED REASONS FOR DENIAL. NO REGISTERED SEX OFFENDERS.

Please remember that this requirement does not constitute a guarantee or representation that clients currently residing in residence have not been convicted or a felony or are subject to deferred adjudication for a felony; there may be residents or occupants that have resided at the residence prior to this requirement going into effect; additionally, our ability to verify this information is limited to the information made available to us by the resident credit reporting services used.

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date

Owner's Representative Signature

Date