

PLACE TO BE PROPERTIES
NOTICES, DISCLOSURES, AND COMMUNITY POLICIES
September 1, 2026



QUALIFICATION ACKNOWLEDGEMENT FOR ALL PLACE TO BE PROPERTIES

It is the policy of Place to Be Properties to offer residential properties for rent to the 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 observe and comply with this policy. Failure to comply with this policy will be considered an individual action outside the scope of employment with Place to Be Properties. We are providing this list of guidelines used to qualify residents of our communities to assist with making your decision on a new home. Please review this information before filling out an application and paying **\$75** for the application screening. The Security Deposit is non-refundable if you decide to terminate the application process.

CONDITIONS

All persons over 18 years of age must submit a rental application. Applicants for a rental property must have a **verifiable** source of income in a gross amount of no less than **TWO (2) times** the current rent.

- Verifiable income such as a **pay statement** with year-to-date earnings bearing the applicants name and employer information.
 - Bank statements, financial aid, electronic payment apps and phone screenshots do not qualify as pay statements
- Pay statements with year-to-date earnings must be presented to establish a minimum of **six months** employment.
- Rental history must be satisfactory, NO EVICTIONS. Rent paid on time, lease fulfilled, residence in satisfactory condition, no unpaid balances
- Credit Score: minimum **575** or higher.
- Negative check writing history requires all monies to be paid by certified funds only, (i.e., cashier's checks, money orders)
- The Co-Signer's income must be **THREE (3) times** the current rent with a minimum credit score of **575** or higher.
- Pet friendly communities allow a maximum of **two (2)** mammals, reptiles or birds, fish tanks are not allowed.
 - Dogs must not exceed **75lbs maximum**, adult weight as established by the American Kennel Club, additional fees apply.
 - Breed restrictions include, but not limited to Akita, Chow, Doberman, Rottweiler, German Shepherd, Husky, Pit Bull, and Staffordshire (Bull) Terrier or any mix of these breeds
- Additional fees apply for animals **50 up to 75lbs**.
- Single occupancy, one person per bedroom per apartment. (1 person – 1 bedroom, 2 people – 2 bedrooms) Due to parking limitations.
- A United States Social Security number or Individual Taxpayer Identification Number (ITIN) is needed to conduct a criminal and credit check.

CONDITIONAL APPROVAL

If your credit score does not meet our criteria, Place to Be Properties may accept a conditional approval consisting of a non-refundable "**second security deposit**" payable before the lease agreement is offered.

ADDITIONAL DISQUALIFIERS: Class A misdemeanor or higher conviction, including deferred adjudication and all Felonies will disqualify an application.

- No registered sex offenders.

Please note that the qualification requirements do not constitute a guarantee or representation that a former or current resident, or occupants of a property have not been convicted of a misdemeanor or felony, or subject to deferred adjudication for a felony. There may be residents or occupants that occupied a residence prior to this requirement. Additionally, our ability to verify this information is limited to the information made available to us by the resident screening services used.

Applicant signature

Co-signer signature

Applicant signature

Co-signer signature

Applicant signature

Co-signer signature

Applicant signature

Co-signer signature

Owner's representative signature

Date