



## RESIDENT QUALIFYING CRITERIA

JANUARY, 2019

**We are delighted that you are interested in leasing at our apartment community. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us.**

A separate rental application must be fully completed by each applicant 18 years of age or older and must be signed and dated by each applicant and all co-applicants.

The rental application will be reviewed when submitted so we'll have all information needed to determine your eligibility.

**Number Of Occupants:** Maximum number of occupants:

- One bedroom- two (2) persons.
- Two bedroom- four (4) persons.
- Three bedrooms- six (6) persons.
- Four bedrooms-eight (8) persons.

**Criminal History:** FELONIES. Even if serving even deferred adjudication or case pending are denied.  
SOME MISDEMEANORS, even if serving deferred adjudicated or case pending are denied for the following.

- Theft of property
- Injury to a person
- Damage to property
- Violence
- Drug violations
- Sex offenders

**Rental History:** Applicant must have six (6) months of verifiable rental history within the past 12 months or Mortgage history if appears on credit report, will be accepted. More than three (3) late payments and or two (2) NSF checks within the past twelve (12) months will not be acceptable rental history. **NO VERIFIABLE RENTAL HISTORY MAY REQUIRE AN ADDITIONAL DEPOSIT.**

Each applicant must provide government-issued photo identification and allow it to be photocopied.

Applicants who are first-time renters or who do not have sufficient income under may qualify by having the lease guaranteed by a guarantor. The guarantor must have a gross monthly income of at least 5 times the monthly rent and must meet all other qualifying criteria. The guarantor must complete and sign a lease guaranty agreement. Guarantors may be held responsible for all of the lease obligations, including the entire rent and other costs, such as damages, even if you have roommates.

**Credit History:** Information about you and your credit experiences, such as your bill-paying history, the number and type of accounts that you have late payments, collections actions, outstanding debt, and the age of your accounts is collected from your credit report. This helps predict how creditworthy you are, that is, how likely it is that you will make the payment when due.

**NO VERIFIABLE CREDIT HISTORY AND / OR NO RENTAL HISTORY MAY REQUIRE AN ADDITIONAL DEPOSIT OR MAY REQUIRE A GUARANTOR.**

Employment and monthly income must be verifiable. Total monthly income of all applicants must be  3  times monthly rent. (Otherwise, a guarantor is necessary.)

Applicant(s) may be denied occupancy for the following reasons:

- Falsification of application by any applicant
- Incomplete application by any applicant
- Insufficient income (total of all applicants)
- Criminal conviction history of violent or sexual crime committed by any applicant or by other occupants (including children) who plan to live in unit
- Poor credit history of any applicant (credit reports are obtained; previous bankruptcy requires an additional security deposit equal to one month's rent)
- Poor rental profile of any applicant (rental history reports are obtained). Rental history of:
  - Non-payment or frequent late payment of rent
  - Eviction
  - Drug use
  - Poor housekeeping
  - Poor supervision of applicant's children
  - Unruly or destructive behavior by applicant, applicant's children or applicant's guests
  - Violence to persons or property by applicant, applicant's children or applicant's guests

**Applicant(s):** Monthly gross income requirement is (3) times the monthly rent and must:

- Have six (6) consecutive months of employment history.
- Employer
- Three (3) most recent paycheck stubs or bank statements.
- Court documents

**Cancellations:** Deposits will only be refunded on denied applications. Deposits will not be refunded for cancellations; they will be forfeited as liquidated damages.

We do not discriminate on the basis of race, color, age, creed, religion, sex or gender identity, national origin, disability, Sexual orientation marital status, student status or familial status.

**I ACKNOWLEDGE THAT I HAD AN opportunity to review the property's rental selection criteria, which includes reasons WHY my application may be denied, such as criminal history, credit history, current income, and rental history. I understand that if I do not meet the property's rental selection criteria or if I fail to answer any question or give false information, the property may reject the application, retain all application fees, administrative fees, and deposits as liquidated damages for its time and expense, and terminate my right of occupancy.**

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Applicant

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Date

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Applicant

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Date

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Applicant

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Date

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Applicant

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Date

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Owner's Representative

\_\_\_\_\_  
Date