

Statement of Qualifying Criteria

Thank you for taking the time to view our property and applying. To assure our neighbors of a well-maintained and secure community we require all prospective residents meet the following qualifying criteria when completing the rental application:

1. Applicant must be employed or have verification of income. We require monthly gross income to be at least three times (3X) the monthly rental rate. If income from employment is the primary source of income, a minimum of six months at the current place of employment must be verified. Self-employment will require the applicant's previous year's tax return as income verification. Income other than wages from employment such as tips, commissions, school subsidies, or allowances from parents will require notarized verification. An applicant that is not currently employed must provide proof of funds (current bank statement), which will equal the full term of the lease agreement.

2. Applicant must have a minimum of one-year verifiable rental history. Verifiable rental history for a period of at least 12 months, in which all the lease terms have been satisfactorily fulfilled, is required. Negative rental history, eviction, or outstanding monies owed to a previous landlord are unacceptable. If applicant owned a home, applicant must furnish all requested mortgage information. If applicant has no prior verifiable rental history, an additional security deposit up to a full month's rent shall be required.

3. Applicant must physically reside in the apartment for which he/she is applying. Applicant must live in the rental unit and must disclose all persons who will be occupying the unit. All persons 18 years of age or older must be a leaseholder and qualify for the unit with the applicant. All applicants are subject to background checks prior to occupancy.

4. Credit history for a two-year period prior to this application will be evaluated. Lack of credit history as well as discharged bankruptcies may be acceptable. Negative credit history, other than not fulfilling terms of a lease contract, will be considered provided there are more positive accounts than negative accounts. More than 30% of applicant's credit accounts showing negative remarks is unacceptable.

5. A criminal background check will be done on all applicants and any occupant 18 years of age or older. No felony convictions in the past five years will be accepted. No misdemeanor convictions against persons or property, prostitution, or drug related offenses will be accepted.

6. If rental property is a single-family dwelling or single unit, landlord reserves the right to require for a security deposit equal to one month's rent and first and last month's rent in advance.

7. If you are inquiring about a rental unit, occupancy limits have been established per unit size. Maximum number of persons allowed is as follows:

- One Bedroom - no more than 2 persons
- Two Bedroom - no more than 4 persons
- Three Bedroom - no more than 6 persons
- Four Bedroom - no more than 8 persons.

In order to view a rental home you must show a valid government issued photo identification. Acceptable forms of identification include state issued driver's license, passport, military ID, or other government issued ID. A copy of the applicant's ID will be made at the showing.

We do business in accordance with Federal Fair Housing Law. We do not discriminate against any person because of race, color, religion, sex, national origin, familial status, or disability.

I have read and understand the above qualifying criteria.

Note: False information given on an application will be grounds for rejection of the application.

Applicant Print: _____

Sign: _____

Date: _____

Applicant Print: _____

Sign: _____

Date: _____

Applicant Print: _____

Sign: _____

Date: _____

Applicant Print: _____

Sign: _____

Date: _____