

Resident Qualifying Criteria

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

1. A separate rental application must be fully completed, dated, and signed by each applicant and all co-applicants.
2. The rental application will be reviewed when submitted to ensure we have all the correct information we need to determine your eligibility.
3. Each applicant must provide government photo identification and allow it to be photocopied.
4. Applicants must be at least 18 years of age. All prospective occupants 18 years or older must completely fill out an application and be listed as residents on the lease. They must pay an application fee.
5. If pet or pets are permitted by the owner, a pet deposit is required. We do not lease to any aggressive breed of dogs which includes pit bull dogs, rottweilers, Doberman or any other dogs which are of questionable breed.
6. Employment and monthly income must be verifiable. Rent can only be 28% of total monthly income. (Otherwise, a guarantor is necessary.)
7. 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 an 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

We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability, or familial status.

I HAVE READ AND UNDERSTAND THE ABOVE RENTAL CRITERIA.

_____	_____	_____	_____
Applicant	Date	Owner's Representative	Date
_____	_____		
Applicant	Date		