

Statement of Qualifying Criteria

Thank you for visiting and applying.

To assure our neighbors of a well-maintained community, as well as enjoyable neighbors, we require that all prospective residents meet the following qualifying criteria when completing the rental application:

Applicant must be employed or have verification of income. We require monthly gross income to be at least three times the monthly rental rate. If income from employment is the primary source of income, a minimum of six months at the same 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.

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 mortgage information. If applicant has no prior verifiable rental history an additional security deposit up to a full month's rent will be required.

Applicant must physically reside in the apartment for which they are applying. Applicant must live in the rental unit and must disclose all persons that will be occupying the unit. All persons under the age of 21 are subject to background checks prior to occupancy. All persons 18 years of age or older must be a leaseholder and qualify for the unit with the applicant.

Credit history for a two-year period prior to this application will be evaluated. No credit history as well as discharged bankruptcies is 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.

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

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

If you are inquiring about an apartment or duplex, occupancy limits have been established per unit size. Maximum number of persons allowed is as follows with no more than three unrelated adults per apartment or duplex in either a two or three bedroom floor plan:

- Studio/Efficiency- no more than 2 persons
- One Bedroom- no more than 2 persons
- Two Bedroom - no more than 4 persons
- Three Bedroom- no more than 6 persons

In order to view a rental home you must show a form of identification. Your driver's license or an alternate second form of identification will be photocopied. Please have identification with you.

We do business in accordance with the 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 _____ Date _____

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