

SUMMARY OF RENTAL CRITERIA

A RENTAL APPLICATION CANNOT BE PROCESSED THAT DOES NOT PROVIDE A SOCIAL SECURITY NUMBER OR AN INDIVIDUAL TAX ID NUMBER FOR EACH APPLICANT, ALONG WITH A GOVERNMENT-ISSUED PHOTO IDENTIFICATION CARD, SUCH AS A DRIVERS LICENSE OR PASSPORT.

MAXIMUM OCCUPANCY

- 2 people in a 1 bedroom unit, 4 people in a 2 bedroom unit, 6 people in a 3 bedroom unit

INCOME REQUIREMENTS

- Rent is not more than 30% of Gross Income (monthly income before taxes) or 35% of disposable income after credit card and installment loan payments
- If income guideline(s) are not met, you may be conditionally accepted by providing a cosigner and/or full deposit, subject to Landlord's conditional acceptance criteria.

INCOME VERIFICATION

- Self-employed applicants must provide last 2 years of Federal Income Tax Return (page 1)
- Applicants with occupations associated with compensation in the form of commission (without a draw) or tips must provide last 2 years of Federal Income Tax Return
- Income of all other applicants must be verified by employer or via a paycheck stub which adequately discloses earnings and deductions, or tax returns
- Retired persons may meet income standards or demonstrate available liquid assets owned by applicant equivalent to not less than one year's rent.

CREDIT HISTORY, RENTAL HISTORY & CRITERIA FOR DENIAL

- All applicants are subject to application of our screening criteria, a credit report and criminal background check
- All applicants are subject to reference checks from a person not related by blood or marriage, to be conducted by property manager
- Applicant's style of living is consistent with stated income
- Applicant has satisfactory credit history -- no more than 2 nines on credit report, no more than one outstanding lien or judgment, no bankruptcy within last 3 years unless subsequent payment record is satisfactory -- all may exclude past due medical bills and student loans
- Applicant has not been evicted within the last 3 years and has given proper notice to previous landlords
- Applicant has no unpaid judgments obtained by previous landlord
- Previous landlord references do not indicate significant complaints related to repeated disturbance of neighbors' peace or damage to property beyond normal wear and tear
- There are no reports of prostitution, drug manufacture or distribution, reports of violence or threats of violence toward neighbors or landlord
- Applicant has not permitted occupants not named in lease to occupy premises
- Applicant has made no material misstatement or omission of fact(s) on Rental Application
- Applicant must not have been convicted of misdemeanor involving the use, possession or intent to distribute a controlled substance or illegal drug
- Applicant and all proposed occupants must have no felony convictions. Applicant and all proposed occupants must not have been convicted of any crime involving violence against others, including but not exclusively, assault, battery, rape, abuse of an adult, or any crime involving assault, or endangerment of a child, and may not have been adjudicated a sexual predator, habitual sexual offender or sexual offender.

SECURITY DEPOSITS & CO-SIGNERS – CONDITIONAL ACCEPTANCE

A full deposit, equal to one month's rent, and/or co-signer may be required when

- Bankruptcy within 3 years
- First time renter, previous residence with blood relative or private residence
- Self employed or less than 1 year with current employer
- Compensation is straight commission or commission versus nominal draw
- Compensation primarily tips and/or gratuities
- If you fail to meet our income guidelines by less than 10% difference

OCCUPANCY

Move-in is permitted only after approval by home office and all the following has occurred

- Completion of Rental Application and payment of application fee
- Satisfactory credit and reference checks, including previous landlords and employers
- Satisfactory verification of income obtained by property manager
- Payment of Security Deposit
- Payment of rent -- rent pro-ration, if pro-ration is more than 1/2 month; or rent pro-ration + one month, if rent pro-ration less than 1/2 month

