

GENERAL RENTAL CRITERIA

This is a list of the minimum standards which all applicants must meet. Since we are continually seeking to refine our criteria there may be further qualifications added since the printing of this statement. If you have specific questions regarding these requirements please telephone the management office.

All persons will be treated fairly and equally without regard to race, color, religion, sex, handicap, national origin, familial status, or source of income. Please review our criteria. If you believe that you meet the application criteria, please apply. If you are approved, you will have peace of mind of knowing that other renters in this apartment community are being screened with equal care.

Age Requirement: Leaseholders must be 18 years of age. All occupants 18 and older will be required to complete application (even if living with a parent or guardian).

Income Requirement: The gross monthly income of all leaseholders will be considered jointly and equal to three times the rental amount of the apartment.

Employment Verification: Leaseholders must be currently employed for at least one year by the same employer. Alternatively, employment for at least six months in the same line of work from the previous job is acceptable if in the same line of work. Must provide written evidence of regular income sufficient to at least three times the rental amount of the apartment.

Self Employment: Must provide the previous two years personal income tax returns and the previous two months personal bank statements as evidence of sufficient income. Persons who hold jobs that are commission only, salary plus commission, tips, or bonuses will be considered self employed.

Residency: Up to three years rental/ residency history will be reviewed and must be found in good standing. Renting a room, or living with friends or family does not count as rental history.

Criminal History: Must exhibit no criminal conviction involving violence, firearms, illegal drugs, crimes involving theft, sexual misconduct, of destruction of property, or any crime involving a minor. Criminal and credit checks will be done.

Credit: No collections, judgments, or bankruptcy in the past two years. Late payments considered on a case-by-case basis.

Occupancy: No pets or visiting pets allowed **ever**. Only persons listed on the lease will be allowed to occupy the premises. Maximum number of occupants allowed is dependent on number of bedrooms in the unit.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED OR CONSIDERED. FALSIFICATION OF RENTAL APPLICATION INFORMATION WILL LEAD TO DENIAL OF RENTAL.

Applicants must understand and accept these qualifying standards and have truthfully answered all questions. Also, applicants authorize management to run a credit check, and to search public records for evictions, lawsuits, criminal records and the like. This rental policy does not insure that all individuals residing on or visiting the property conform to these guidelines.

If your application is approved, you will be required to sign a rental agreement in which you will agree to abide by the rules of the rental complex. A complete copy of the rental agreement and rules are available for anyone who would like to review it. We reserve the right to make exceptions on an individual basis for extenuating circumstances.