



### RESIDENT QUALIFYING CRITERIA

We are delighted that you are interested in leasing a dwelling from our company. 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. Every person 18 years of age or older who will be occupying the dwelling must complete a rental application and pay the \$45 application processing fee.
2. The rental application will be reviewed when submitted to ensure we have all information needed to determine your eligibility.
3. Each applicant must provide a valid, government photo identification and allow it to be photocopied.
4. Applicants who are first-time renters, have a FICO score below 600 or who do not have sufficient income under paragraph 6 below, may qualify (pending owner's approval) by having the lease guaranteed by a guarantor. The guarantor must have a gross monthly income of at least three (3) times the monthly rent and must meet all other qualifying criteria. The guarantor must complete and sign a lease guaranty agreement. The lease may be guaranteed only by a relative or employer.
5. If applicant's family will be occupying the dwelling, the family size must be appropriate for the available property, i.e., no more than two adults per bedroom, in most circumstances.
6. Employment and monthly income must be verifiable. If employed, applicant must provide their three (3) most recent pay stubs. Other sources of income and verification could include, but are not limited to, tax returns, bank statements, 1099's, proof of government payments, proof of investment or trust fund income, student loan or grant award documents, Court Orders for child or spousal support, etc. Total monthly income of **each** applicant must be three (3) times monthly rent. (Otherwise, a guarantor is necessary with owner's approval.)
7. Applicant(s) may be denied occupancy for the following reasons:
  - Falsification of application by any applicant
  - Incomplete application by any applicant
  - Insufficient income
  - Criminal conviction by an applicant or by other occupants (including children) who plan to live in the 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
    - Non-payment of application fee and application deposit at the time of submittal.

Although some property owners may permit pets with a pet deposit and/or additional pet rent, the following breeds or mixes that are considered aggressive, will not be permitted at any property: **Pit Bull and Staffordshire Terrier, Doberman Pinschers, Rottweiler, German Shepherd, Chow, Great Dane, Presa Canario, Akita, Alaskan Malamute, Siberian Huskie and Wolf-hybrids.**

8. In order to secure a property, a completed, and qualified, application, application fee, \$100 nonrefundable administrative fee and application deposit must be remitted via separate cashier's check or money orders. No cash or personal checks will be accepted.

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

### I HAVE READ AND UNDERSTAND THE ABOVE RENTAL CRITERIA.

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Owner's Representative Date