## Resident Qualifying Criteria

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

**<u>**Each occupant, co-applicant 18 years or older must submit a separate application.</u>**

1. All rental applications must be fully completed, dated and signed by each applicant. A $20 processing fee applies for each application and must be submitted for processing to occur.

2. The rental application will be reviewed at the time of submission to ensure we have all information needed to determine your eligibility.

3. Each applicant must provide a government identification and allow it to be photocopied.

4. Applicants who are first time renters or who do not have sufficient income under paragraph 6 below, may qualify by having the lease guaranteed by a guarantor. The guarantor must have a gross monthly income of at least three 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. Consideration of a guarantor is subject to approval by landlord.

5. If applicants family will be occupying the dwelling, the family size must be appropriate for the available residence i.e., no more than two persons per bedroom. Children younger than six months are not considered occupants of the residence at the time of lease signing. When they are six months old, they are considered occupants.

6. Employment and monthly income must be verifiable. Total monthly income of "1" applicant must be three times monthly rent. (Otherwise, a guarantor is necessary.) Should applicant be self-employed, two years of tax returns and the past 3 months bank statements must be provided.

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 applicants).
    Criminal conviction history of violent or sexual crime committed by an applicant or by other occupants (including children) who plan to live at residence.
    Poor credit history of any applicant (credit reports are obtained; previous bankruptcy may require an additional deposit).
    Poor rental history of any applicant (rental history reports are obtained). To include:
        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 family status.

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

Applicant Date