



LEASE CRITERIA

Please understand the following qualifications are established to ensure uniformity in leasing standards to all applicants and compliance with local, state and federal governmental regulations.

1. Applicant must be 18 years of age or older.
2. Gross monthly income must be three (3) times the monthly rental amount. Senior citizens and person's receiving disability benefits may qualify at the property designated income criteria if debt ratio is less than 50%. Full time students requiring parental income for approval must have six (6) times the monthly rental amount with verification of fulltime student enrollment and parent's verified application.
3. Applicant must have current employment with six (6) months of verifiable employment and/or fulltime school enrollment. Photocopies of last two (2) months of earnings are preferred. For new employments, applicant must have written document from employer to confirm employment date and pay rate. If self-employed, applicant must provide copies of immediate past two (2) years IRS tax returns and current bank statement that support income stated.
4. If child support and/or Alimony is to be considered for income qualification criteria, applicant must provide proof that child support has been received for the past six months and a copy of the court order to verify monthly amount awarded.
5. Applicant must have six (6) months of favorable and verifiable rental and/or mortgage history with no more than two (2) late payments and no more than one paid Insufficient Check Return (NSF). In addition, there must be no resident/guest issues with the prior landlord.
6. Applicant must have good credit record which is 75% or more positive credit with no late payments beyond 60 days. Applicants with less than good credit records, bankruptcy, repossessions, or first-time renters may be considered if applicant pays additional deposit set forth by the property. Any conditional approvals are subject to additional deposits required.
7. Number of residents per apartment shall be no more than;
 - For 1 Bedroom - 2 persons plus one 18 years of age or younger
 - For 2 Bedroom - 4 persons plus one 18 years of age or younger
 - For 3 Bedroom and 4 bedroom -6 persons plus one 18 years of age or younger.
8. Vehicles housed on the property are limited to two (2) for a one- and two-bedroom apartment, three (3) for three bedroom apartment and four (4) for four bedroom apartment. Unlicensed or inoperable vehicles are prohibited.
9. **Applicant will be declined**
 - Has had a violent felony conviction or is a registered Sex Offender
 - Has had a felony or drug related conviction within two (2) years from the date of final disposition
 - Has had felony conviction for theft within two (2) years from the date of final disposition
 - Has any pending charges and/or arrest warrants issued for any felony crime
 - Misdemeanor charges or convictions for burglary, sex offenses, or crime against person within the past two (2) years will not be accepted.
10. Security deposit and non-refundable application fee must be paid with the application.
11. Boat, RV, trailer or commercial truck (more than 2 axles) storage is not allowed on premises.
12. Pets are not allowed without management's prior written approval and payment of pet deposit and fee in full for each pet. See pet rules for full details.
13. Foreign applicants must supply all information as mandated by the lease criteria.
14. Request for special needs accommodation can be made through the property manager.
15. Disclaimer: All Prospective Residents are screened to meet the above qualifications based on the information supplied by sources deemed to be reliable. However, there may be occasions wherein limited information is available or supplied to us for screening and events may have occurred since the screening information was obtained. We, therefore, do not warrant representation that these qualifications are absolute for all existing residents. Additionally, management reserves the right to offer residency to Corporate Companies. Corporate companies may utilize an independent screening process in qualifying their occupants.

Applicant Signature: _____

Date: _____

Applicant Signature: _____

Agent for Owner: _____