



APPLICATION CRITERIA

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

1. Applicants must be 18 years of age or older.
2. Gross monthly income must be 3 times the monthly base 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 provide verification of full-time student enrollment and parents must provide verifiable income that is six (6) times the monthly rental amount with a completed Guarantor application.
3. Applicants must have current employment with six (6) months of verifiable employment and/or fulltime school enrollment. Photocopies of the last two (2) months of earnings are required. For new employments, applicant must have written documentation 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 supports 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 (6) months and a copy of the court order to verify monthly amount awarded.
5. Applicants 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 (1) insufficient check return (NSF). In addition, there must be no resident/guest issues with prior landlord.
6. Applicants must have a 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 property. Any conditional approvals are subject to additional deposits required.
7. Occupancy limits have been established by the size of the unit. Maximum number of persons allowed is as follows (unless otherwise defined by statute or local ordinance):
 - a. For 1 Bedroom: 2 persons plus one 18 years of age or younger
 - b. For 2 Bedroom: 4 persons plus one 18 years of age or younger
 - c. For 3 Bedroom: 6 persons plus one 18 years of age or younger
8. Conditional applicants will be approved with a nonrefundable Risk Management Fee (RMF) in addition to the standard security deposit for the unit rented. The Risk Management Fees per Household are as follows:
 - a. Previous Utility Debt: (Natural Gas, Water or Electric Company) **\$200**
 - b. 1st-time renters or unverifiable rental history from an apartment community **\$300**
 - c. One Landlord Debt over 36 Months or 3 or more late Payments in 12 Months (Paid off landlord debts will not be charged a risk fee) **\$400**
 - d. Discharged bankruptcy over 7 years: **\$600**
9. Guarantors will be considered for applicants who are solely denied based on income. Guarantors are not considered for applicants that fail to meet rental history, credit, or criminal background qualifications. Guarantors may be relatives or an employer; friends may not serve as a Guarantor. The Guarantor must submit an application, pay the application fee, and provide all necessary supporting documents. Guarantors must have a net monthly income of 6 times the monthly market rent and meet all other Tenant Screening Criteria.
10. The Security Deposit will be determined by the applicants' credit and rental history (starting at \$400 and may reach up to a full month's rent) and non-refundable application fee (\$40 per adult) must be paid with application. Administration Fee (\$100) is due at move in. Surety Bonds may be offered as alternative to a Security Deposit. Ask our Representative for additional information. Applicants must submit a security deposit and a signed lease within 24 hours of acceptance of application - failure to do so may in the Manager's sole discretion result in cancellation and revocation of the lease offer.
11. Applicant will be declined for the following reasons:
 - a. Has had a violent felony conviction or is a registered sex offender
 - b. Has had a felony or drug related conviction within ten (10) years from the date of final disposition
 - c. Has had a felony conviction for theft within two (2) years from the date of final disposition
 - d. Has any pending charges and/or arrest warrants issued for any felony crime
 - e. Misdemeanor charges or convictions for burglary, sex offenses, or crime against person within the past ten (10) year will not be accepted
12. Vehicles housed on the property are limited to ONE (1) per licensed driver. Unlicensed or inoperable vehicles are prohibited.
13. Boat, RV, trailer, or commercial truck (more than 2 axels) storage is not allowed on property.
14. Pets are not allowed without management's prior written approval and payment of pet fees in full for each pet (Pet Deposit is \$200 per household, plus a \$200 non-refundable fee per pet). Limit 2 pets per household. Every resident, whether owning a pet or not, is required to register on PreScreening.com annually. If you have a pet or animal, a fee will be paid directly to PreScreening.com during the registration process. PreScreening.com will assess your pet's eligibility to reside on the property and determine the applicable monthly pet rent.
15. Requests for special needs accommodation can be made in writing through the property manager.

DISCLAIMER: All prospective residents are screened to meet the above qualifications based on the information supplied by sources deemed 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.

