

RESIDENTIAL QUALIFYING CRITERIA

We are delighted that you are interested in leasing one of our properties. To help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

- Anyone 18 years of age or older who will be living in the property will be required to submit a fully completed and signed application.
- The rental application will be reviewed when submitted so we will have all the information to determine your eligibility.
- Employment and monthly income must be at least 3 times the monthly rent. Proof of income is required as part of the application process. Income is based on the "NET" income, or your "take home" pay, after all taxes and deductions.

Applicants may be denied occupancy for the following reasons:

- Lying on the rental application. Including giving incorrect current or previous address.
- Incomplete application
- Not having enough income from all sources
- Criminal history of all occupants
- Poor credit history
- Poor rental history, including but not limited to
 1. Nonpayment of rent
 2. Eviction
 3. Drug use
 4. Poor housekeeping
 5. Poor supervision of applicant's children
 6. Unruly or disruptive behavior by applicant, applicants' children, or guests
 7. Violence to persons or property by applicant, applicant's children, or guests

WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, CREED, RELIGION, SEX, NATIONAL ORIGIN, DISABILITY OR FAMILY STATUS

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE ABOVE CRITERIA WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, EVICTION HISTORY, CURRENT INCOME, CREDIT HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTIES RENTAL SELECTION OR IF I FAIL TO ANSWER ANY QUESTIONS OR GIVE FALSE INFORMATION THE PROPERTY MAY REJECT THE APPLICATION RETAIN ALL APPLICATION FEES, ADMINISTRATIVE FEES, APPLICATION DEPOSITS AND DEPOSITS AS LIQUIDATED DAMAGES FOR ITS TIME AND EXPENSE AND TERMINATE MY RIGHT TO OCCUPY. I ALSO UNDERSTAND THAT IF PROPERTY MANAGEMENT FINDS OUT AFTER

APPROVAL THAT I HAVE GIVEN FALSE INFORMATION ON THE RENTAL APPLICATION, MY RIGHT TO OCCUPY THE PROPERTY WILL BE TERMINATED, I WILL BE ASKED TO MOVE OUT, AND I WILL FORFEIT ANY MONIES PAID.

Print name

Signature

Date