

Rental Acceptance Criteria

Thank you for your interest in our properties.

Rental applications must be filled out completely, accurately, and legibly. We will not process an incomplete application. Any misstatements or omissions made on the application, regardless of when they are discovered, are grounds for denial of the application or termination of an existing tenancy. All information provided on the application must be verifiable. Non-verifiable information provided on an application is grounds for denial of the application. **Every adult who plans to reside in the apartment is required to submit a complete rental application and provide a valid, government-issued, photo ID.**

Occupancy Standards

Limitations on adults is designed to provide maximum opportunities for housing families with children.

Studio	1 Adult
One Bedroom	2 Individuals
Two Bedroom	3 Individuals (Maximum 2 adults)
Three Bedroom	4 Individuals (Maximum 4 adults)

Income

Total monthly income from all sources must be at a minimum two and one half (2.5) times the amount of monthly rent. Each adult applicant is screened individually and must qualify for housing on the basis of income. In roommate groups where there are multiple adult applications, the combined household income will be considered. Applicant's income information must be verifiable, reliable and predictable.

Housing History

All applicants are required to provide contact information (names and telephone numbers) of each landlord, management company, or lender for each of their residences within the last two (2) years. Housing references must be continuous. A positive housing history is an important criterion for acceptance. Failure to disclose an address of record within the last two years is cause for application denial. The refusal to give a reference or a negative reference of a prior landlord, management company, or lender is grounds for denial. References from a family member or roommate are not accepted. Unlawful detainer and eviction case history will also be checked as part of this rental application. Eviction actions or unlawful detainers within the past five (5) years may be grounds for denial.

Credit References

Credit references will be checked as part of the rental application. The presence of adverse credit references, high household debt, open collections, bankruptcies, or judgements may be grounds for denial of an application.

Criminal & Background Check

Every application requires a criminal background check. Applicants may be denied if there is a criminal record.

Exceptions

Exceptions may be considered for applicants who do not have a housing history, are first time renters, or applicants who are on the borderline for acceptance because of income or credit reasons. Exceptions are based solely on the discretion of Management and will depend on the overall strength of the remainder of the application and/or the application of any other adult applicant for the unit. Management may require an additional security deposit and/or advance payment of first and last month's rent in the case of exceptions.

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We are an equal opportunity housing provider. We do not discriminate on the basis of sex, race, creed, national origin, ancestry, marital status, religion, familial status, disability, affectional preference, or status with respect to receipt of public assistance.

By signing below, I acknowledge that I have read and understood the above-mentioned rental criteria. I am aware of the rental criteria before submitting my application, supporting documentation, \$40.00 application fee (per person), and first month's rent. I also acknowledge that Management may utilize a resident screening service, and that I have the right to request the services name and address. Any questions or objections regarding the information given to Management should be directed toward the screening service.

Please speak with your leasing agent to ensure your checks are written to the correct entity.

Applicant Signature **Date**

Applicant Signature **Date**

Applicant Signature **Date**

Applicant Signature **Date**

Application for Occupancy Agreement

Apartment Address: _____ Apt. #: _____ Monthly Rent: \$ _____
Move-In Date: _____ Total Number of Occupants: _____ Apt. Type (circle): Studio 1BR 2BR 3BR

PERSONAL INFORMATION

Complete Legal Name: _____
Social Security Number: _____ Birthdate: ____/____/____
Driver's License Number: _____ State of Issuance: _____
Phone: (____)____-____-____ Email Address: _____

HOUSING INFORMATION

Current Address: _____ Apt. Number: _____
City: _____ State: _____ Zip: _____ Dates of Occupancy: _____ to _____
Landlord/Complex: _____ Phone: (____)____-____-____
Email: _____ Monthly Rent: \$ _____ Number of Occupants: _____

Previous Address: _____ Apt. Number: _____
City: _____ State: _____ Zip: _____ Dates of Occupancy: _____ to _____
Landlord/Complex: _____ Phone: (____)____-____-____
Email: _____ Monthly Rent: \$ _____ Number of Occupants: _____

Previous Address: _____ Apt. Number: _____
City: _____ State: _____ Zip: _____ Dates of Occupancy: _____ to _____
Landlord/Complex: _____ Phone: (____)____-____-____
Email: _____ Monthly Rent: \$ _____ Number of Occupants: _____

EMPLOYMENT INFORMATION

Current Occupation: _____ Employer: _____ Supervisor: _____
Address: _____ Phone: (____)____-____-____
Length of Employment: _____ Annual Salary: \$ _____ Monthly Take-Home Pay: \$ _____
Other Income and Source: _____

Continued on the following page

Application for Occupancy Agreement

EMERGENCY CONTACT INFORMATION

Name: _____ Relationship: _____

Phone: (_____) - _____ - _____ Email: _____

Address (Street, City, State, Zip): _____

OTHER RELEVANT INFORMATION

Car Make, Model & Color: _____

License Plate: _____ Monthly Auto Payment: \$ _____

- | | | |
|---|------------------------------|-----------------------------|
| Do you require off-street parking? <i>Annual contract and monthly fees may apply.</i> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Do you have any pets? <i>Restrictions apply, discuss with leasing agent.</i> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Are you a United States resident? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Do you smoke? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Do you work nights? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Do you play musical instruments at home? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Have you had any infestation problems in your current apartment? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Have you ever been served an eviction notice? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

I agree to tender the application fee of \$40.00 plus my first month's rent (two separate checks), this application, and the Rental Acceptance Criteria form, and to sign the customary lease, if accepted as a resident. I understand any rent paid with this application, if accepted, is non-refundable.

I understand that this application is taken subject to approval by Management. **If the application is not accepted, this first month's rent shall be returned without designation of any reason and without liability on the part of Management.**

The forgoing information is supplied to Management to induce them to rent me and is true and correct.
I authorize verification of all information and references given.

I agree that if any information herein is found to be false, the lease, made on the strength of this application, may at the option of Management be terminated at any time.

I understand this is a no smoking property.

Signature of Applicant

Date