

Thank you for choosing our community as your new home.

The following information will be utilized to determine eligibility for leasing at our community:

<b>LEASING CRITERIA</b>			
<b><u>OCCUPANCY STANDARD</u></b>			
1) Maximum occupants allowed: (2) persons per bedroom, with (1) infant under six months of age.			
<b><u>SALARY REQUIREMENT</u></b>			
1) Gross salary must meet three times the monthly apartment rent.			
<b><u>EMPLOYMENT</u></b>			
1) 6-months of verifiable employment			
2) Current employment MUST be verified.			
<b><u>RENTAL HISTORY</u></b>			
1) 6-months of verifiable rental history			
<b>THE FOLLOWING WILL RESULT IN AUTOMATIC REJECTION OF APPLICATION:</b>			
<ul style="list-style-type: none"><li>• Currently delinquent in rent or other amounts due.</li><li>• Under current eviction process.</li><li>• Prior eviction for lease default and/or any other lease violations.</li><li>• Three or more delinquent notices for non-payment of rent within a six month period.</li></ul>			
<b><u>CREDIT</u></b>			
1) Credit history will be reviewed.			
2) A guarantor is accepted for applicants whose credit does not meet passing standards.			
3) Guarantor's gross monthly income must meet five times the monthly apartment rent.			
4) Guarantor's credit must meet passable standards.			
<b><u>ROOMMATES</u></b>			
1) Each occupant must submit an application and qualify separately.			
<b><u>CRIMINAL HISTORY</u> THE FOLLOWING WILL RESULT IN AUTOMATIC REJECTION OF APPLICATION:</b>			
<ul style="list-style-type: none"><li>• The occurrence of a felony (individuals age 17 and over) during the last (7) years.</li><li>• Pending felony charges.</li><li>• Any felony dismissed or otherwise on record.</li><li>• Deferred adjudication of any felony charge.</li><li>• Violent, sex-related, or drug-related misdemeanors.</li></ul>			
<b>DISCRETIONARY APPROVAL OR REJECTION FOR APPLICANTS AND OCCUPANTS (AGE 17 AND OVER) WITH A NON-VIOLENT CRIMINAL HISTORY THAT OCCURRED MORE THAN (7) YEARS PREVIOUSLY.</b>			
<b><u>DISCLAIMER:</u></b> The property owner, through its managing agent, will make reasonable efforts to verify information contained on the rental application to determine if the applicant meets the minimum leasing criteria. If information is not available, then the application may not meet all leasing criteria and the application may be refused. The property owner may refuse an application for any reason which is not discriminatory or in violation of law. It is possible that not every resident at this property meets these criteria because many residents lived at this property prior to the installation of these criteria. The property and the management company are diligent in attempting to discover any and all items listed on the criteria. The Property Owner reserves the right to modify its leasing criteria at any time without notice.			
<b><u>REPORTING AGENCIES</u></b>			
Transunion 1-800-888-4213	Equifax 1-888-567-8688	Experian 1-888-397-3742	
<b><u>ADMINISTRATIVE FEE</u></b>			
A non-refundable administrative fee will be due at the time of application approval.			
\$150.00 One Bedroom		\$250 Two Bedroom	
I have read and/or been explained the above leasing criteria. I understand my application may be rejected based on negative information received in any of the above categories.			
_____	_____	_____	_____
Applicant Signature	Additional Applicant Signature	Guarantor Signature	Date

<b><u>PETS</u></b>
<b>THE FOLLOWING AGGRESSIVE BREEDS ARE RESTRICTED:</b>
<ul style="list-style-type: none"><li>• Rottweilers, Chows, Dobermans, Akitas, Pit Bulls*, or any dog mixed with these breeds.</li></ul>
<i>*Other breeds that rightfully fall under the term "Pit Bull" include the American Pit Bull, American Staffordshire Terrier, the American bulldog, and the Staffordshire Bull Terrier.</i>
<b>PETS MUST BE UNDER 50 LBS.</b>
<b>2 PET LIMIT PER APARTMENT</b>
<b>PET DEPOSIT &amp; NON REFUNDABLE PET FEE WILL BE DUE AT TIME OF MOVE IN</b>
<b>EXOTIC PETS ARE NOT PERMITTED (CATS &amp; DOGS ONLY)</b>
<b>A PICTURE OF THE PET(S) IS REQUIRED FOR APPROVAL PRIOR TO MOVE IN</b>
<b>Service animals will be accepted without breed, weight restrictions, pet deposit or fees</b>