

Resident Qualification Criteria

1. All Adult applicants over the age of 18 must submit a fully completed, dated and signed residency application and fee. Applicant must provide proof of identity in the form of a Driver's License or other photo Id and a non-refundable Application fee of \$75.00 for each adult (Portal, Money Order, Cashier's Checks, Wire Transfer). Applicant may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee or an additional security or damage deposit.
2. Applicants must have a combined gross income of at least 2.5 times the monthly rent. A minimum of two years residential history is required
3. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 3 years. We will not provide you with the credit report or tell you of its contents but will provide you with the name of the credit reporting agency so you may receive a free copy.
4. Self-employed applicants may be required to produce upon request 2 years of tax returns or 1099s. non-employed individuals must provide proof of income.
5. All sources of "Other" income must be verifiable, if needed to qualify for a rental unit.
6. Criminal records must contain no convictions for felonies, within the past 7 years, involving violence against persons, damage or destruction of property, manufacture or distribution of controlled substances and no sexual offenses ever.
7. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.

Additional Requirements and/or Information

8. Mandatory minimum fees for cleaning, carpet cleaning, re-keying, etc. may be charged as per the lease. Resident(s) shall still liable for amounts for damages, cleaning, re keying etc. that exceed this non-refundable property preparation fee or minimum fees.
9. A RESERVATION/ HOLDING/GOOD FAITH DEPOSIT equal to one month rent in the form of a cashier's check, money order or wire transfer must be paid to hold a property off the market. The RESERVATION/ HOLDING/GOOD FAITH DEPOSIT will be credited towards payment of the first month's rent. In the event the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this reservation fee. In addition, last month rent if required, security deposit, and pet deposits (when applicable) must be paid prior to move in by money order, cashier's check or wire transfer
10. Security Deposit Resident(s) will be required to pay a security deposit at the time of lease execution in a minimum amount of one month rent. We reserve the right to require a higher security deposit and or additional prepaid rent.
11. Renter's Insurance Resident(s) will be required to get Renter's Insurance and present proof of insurance at the time of lease execution.

12. Current Occupancy standards are a maximum of 2 persons per bedroom (plus 1 per household) except for infants under 2 years of age.

13. No pet (with the exception of medically necessary pet) of any kind is permitted without specific written permission of landlord in the lease document, an addendum to lease with an additional nonrefundable pet deposit acceptable to landlord. The following breeds are not allowed: German Shepherd, Doberman, Pit Bull or Pit Bull mix, Staffordshire Terrier, Chow, Rottweiler, Siberian Husky, Akita, Malamute, Presa Canario and Wolf-Hybrid. Deposits are waived for medically necessary pets.

14. Any exceptions to these criteria must be submitted in writing to the rental agent for the landlord's review and consideration. If approval is then granted for such exceptions, additional security, and /or additional advance rent payments may be required. 15. Our company policy is to report all non-compliances with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau.

Acknowledge by

Terms and conditions

Applicant understand and agrees that multiple applications may be taken by Landlord or Management for the same property and Landlord or Management may approve who they wish, even if multiple applicants qualify.

AUTHORIZATION TO RELEASE INFORMATION:

Applicant represent that all of the statements and representations are true and complete, and hereby, authorize verification of the above information, references and credit records. APPLICANT understands that an investigative consumer report including, but not limited to information about character, general reputation, personal characteristics, mode of living residential history (rental or mortgage), employment history, credit records and all public information including; criminal history records, court records, may be made. Applicant agrees that false misleading or misrepresented information may result in the application being rejected, will void a lease/rental agreement if any and or be grounds for immediate eviction with loss of all deposits and any other penalties as provided by the lease terms, if any. Applicant authorizes verification of all information by the landlord or management company.

NON-REFUNDABLE APPLICATION FEE:

Applicant(s) shall pay to Landlord or Management Company herewith the sum of \$75.00 as a Nonrefundable application fee for cost, expenses and fees in processing the application.

RESERVATION/HOLDING/GOOD FAITH DEPOSIT:

Applicant shall deposit a RESERVATION/ HOLDING/GOOD FAITH DEPOSIT equivalent to one month rent in consideration of taking the dwelling unit off the market while considering the approval of this application. Applicant understand that other applications may be processed and another approved applicant may be chosen. If APPLICANT is approved and chosen, but fails to sign the lease within 3 days of verbal or written approval and/or do not take possession after lease signing, the full RESERVATION/HOLDING/GOOD FAITH DEPOSIT shall be forfeited to the Landlord or Management in addition to any penalties as provided in the lease, if the lease has been signed by the Applicant. The RESERVATION/HOLDING/GOOD FAITH DEPOSIT will only be refunded if application is not approved and chosen. RESERVATION/HOLDING/GOOD FAITH DEPOSIT in the form of Money Order, Cashier's Check or Wire Transfer only

DELIVERY & POSSESSION:

Keys will be furnished only after lease and other rental documents have been properly executed by all parties and only after applicable rent, fees, deposits and security deposits have been paid. This application is preliminary only, in no way implies that a particular rental unit shall be available and in no way obligates Landlord or Management to execute a lease or deliver possession of the proposed premises to the Applicant. Landlord or Management may withdraw approval even after approval, for any reason, at any time before a lease agreement is fully executed. No oral agreements have been made.

Agreed by
