



Resident Qualifications

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

1. Applicant must be 18 years of age or older.
2. Gross monthly incomes must be 2.5 times the monthly rental amount. Senior citizens and person's receiving disability benefits may qualify at 2.5 the monthly rent if debt ratio is less than 50%. Full time students requiring parental income for approval must have 4.5 times the monthly rental amount with verification of full time student enrollment and parent's verified application.
3. Applicant must have current employment with 2 years verifiable employment and/or full time school enrollment. Photocopies of last 2 months of earnings are preferred. For new employments must have written document 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 support 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 months and a copy of the court order to verify monthly amount awarded.
5. Applicant must have 6 months of favorable, verifiable rental and/or mortgage history with not more than 2 late payments and no more than one paid NSF check. In addition there must be no resident issues with the prior landlords.
6. Applicant must have 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 equal to one month's rent.
7. Number of residents per apartment shall be nor more than:
 - For 1 Bedroom-2 persons plus newborn up to 6 months of age
 - For 2 Bedroom-4 persons plus newborn up to 6 months of age
 - For 3 Bedroom-6 persons plus newborn up to 6 months of age
8. Vehicles housed on the property are limited to two (2) for one and two bedroom apartments, and three (3) for three bedroom apartments.
9. Applicant will be declined
 - Has had a violent felony conviction or is a registered Sex Offender
 - Has had a felony or drug related conviction within 7 years from the date of final disposition
 - Has had a felony conviction for theft within 7 years from the date of final disposition
 - Has any pending charges and/or arrest warrants issued for any felony crime
 - Misdemeanor charges or convictions for drug possession with intent to sell, prostitution, burglary, sex offenses, or crime against person within the past (5) years will not be accepted.
10. Security deposit and non-refundable application fee must be paid with the application.
11. Boat, RV, trailer or commercial truck (more than 2 axles) storage is not allowed on premises.
12. Pets are not allowed without management's prior written approval and payment of pet deposit and fee in full for each pet. See pet rules for full details.
13. Foreign applicants must supply a temporary social security number as issued for temporary work visa. Applicant's passport must be inspected to verify the time spent in the United States is consistent with the residency disclosed on the rental application.
14. Request for special needs accommodation can be made through the property manager.
15. Disclaimer: All Prospective Residents are screened to meet the above qualifications based on the information supplied by sources deemed to be 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 may utilize an independent screening process in qualifying their occupants.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Agent for Owner: _____