



Rental Criteria

Welcome to our community! It is policy of Relik Realty to offer equal housing for all people regardless of race, color, religion, sex, national origin, handicap status, familial status, or any other state or locally protected classifications. Applicants for apartment homes will be accepted on a first come, first serve basis, and are subject to the availability of the particular apartment type requested. "Available" apartments include those for which we have notice that an existing resident intends to vacate on or about a certain date. Circumstances not necessarily under management's control may delay the date of availability of an apartment which management may believe would be ready for a new resident. Whether a particular apartment is available can vary significantly within several hours or days. To be considered for approval, all adults must fully complete a rental application. Any omissions, errors, or falsifications may result in denial of an application or terminate the right to occupy the apartment. All applicants must be 18 years of age or older. Roommates must apply and qualify separately. People with a joint credit record may complete one application or apply for credit separately. All applications are subject to approval through a computerized scored review from an outside application agency. Qualification standards include but are not limited to the following criteria.

IDENTIFICATION. Applicants must present a valid government issued photo identification card for each person age 18 years and older that will be living in the apartment.

INCOME. Household income must be approximately three (3) times the monthly rent. The applicant must be employed for at least 6 months and provide proof of income. All sources of income must be verifiable. Verification can include paycheck stubs, written documentation from income source, bank statement, statements for accounts, U.S. tax returns, etc. Attending school will be accepted as an alternative to being employed, however, applicant must still meet criteria with regards to income and credit. A cosigner may be used if a prospective resident fails to meet Income/Employment standards or is a full-time college student (enrollment documentation must be provided).

RENTAL HISTORY. Six (6) months of verifiable rental history must be satisfactory. Less than six months' rental history may result in requirement of an additional deposit, guarantor or denial. Any applicant showing an eviction, housing judgment will be subject to paying this debt off and providing proof of payment and/or paying an additional non-refundable deposit. Applicants who have undergone a recent or pending home foreclosure within the last two years will be subject to an additional non-refundable deposit. This includes, but is not limited to, money owed for bad debt to another apartment community or rental home. Evictions, housing judgments and/or other housing debt that is greater than two years old will require an additional non-refundable deposit. More than two (2) late payments and/or NSF's within a six (6) month period is considered unsatisfactory rental history. An applicant with unsatisfactory rental history or no verifiable rental history will also require an additional nonrefundable fee. Payment of full lease term by certified funds may be used to waive Income/Employment standards.

CREDIT HISTORY. Our credit reporting agency evaluates credit and rental history against indicators of future rent payment performance. An unsatisfactory finding may result in the requirement of an additional deposit, guarantor, or denial.

CRIMINAL HISTORY. Criminal histories will be checked on all applicants over the age of 18 years. Applications for persons with felony convictions or persons who receive deferred adjudication for felony charges will be automatically denied. Persons who have pending criminal litigation will not be considered until final disposition has been reached. Persons involved in any crime involving a minor will not be accepted. Persons convicted or receiving deferred adjudication for misdemeanor offenses involving property, violence, sex, or drugs in the last two years or history of repeat offenses will not be allowed to live on property.

GUARANTORS. If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount no less than five (5) times the rental rate. A guarantor may be accepted for lack of rental history, lack of credit, or lack of income. The guarantor must pay an application processing fee, sign the Guarantor Application, reside in the United States, and may be subject to criminal screening.

OCCUPANCY. The maximum number of residents permitted to dwell in an apartment shall not exceed two (2) occupants per bedroom. The only exception to occupant limitations is anyone protected as familial status under Federal Fair Housing Guidelines. In this case, we will allow two persons per bedroom, plus one additional person in the apartment home.

PETS. Pets are allowed with a required additional deposit of \$300 of which \$150 is nonrefundable with \$15 pet rent per month. No exotic pets are allowed. There is a maximum of 2 pet(s) per apartment. The following breeds or breed mixes are not allowed on the community: Mastiffs, Chpws, Pit Bulls, Doberman Pinchers, German Shepherds, Rottweilers, Staffordshire Terriers.

I understand and meet these qualifying standards and have truthfully answered all questions. Further, I understand that falsification of rental application information or failure to meet the requirements set forth will lead to denial of rental, and the deposit and fees will be retained as liquidated damages. I give the Apartments or its Agents permission to verify all information of the Application, including criminal history, residency, employment, and all other information.

Applicant's Signature: _____

Date: _____

Applicant's Signature: _____

Date: _____

Applicant's Signature: _____

Date: _____

Owner's Representative Signature: _____

Date: _____

