



RENTAL QUALIFICATION FORM

We provide housing in accordance with the Federal Fair Housing Act that prohibits discrimination against any person based on race, color, religion, sex, handicap, natural origin, or familial status. Additionally, we conduct business in accordance with all other state and local laws if those laws provide greater protection than the Federal Fair Housing Act.

Citizens are required to provide any one of the following:

An identification card issued by federal, state, or local government agencies that contains a photograph with the individuals' name, date of birth, sex, and address.

NOTE: Anyone 18 years or older who will be living in the house must complete an application and qualify according to the guidelines set forth herein.

INCOME: Verification of monthly income of 3 times the monthly market rent. May request 2 recent pay stubs.

SELF-EMPLOYED: Applicant must provide last 2 year's tax return along with 6 months of bank statements.. If a tax return is unavailable, IRS form 1099 and/ or bank statements shall be acceptable. Additionally, applicants are required to have a balance of at least 6 months' rent in the bank at all times.

EMPLOYMENT: Applicant must be employed in his/her current job for at least 1 year and have at least 2 years of verifiable employment history.

CREDIT: All credit accounts must be in good standing for the past 12 months and have a minimum score of 620. Below 620 may be considered with higher deposit.

RENTAL HISTORY: A minimum of 2 years satisfactory rental history is required. History must be verifiable through the management office. If rental history is from an individual property owner, payment history must be proven. Any derogatory rental information may be grounds for denial.

CRIMINAL CHECK: Applicant must exhibit no criminal conviction involving firearms, illegal drugs, moral turpitude, or deferred adjudication for felony charges. No person possessing more than one class A or class B misdemeanor, either charges or convictions for drug possession, prostitution, burglary, sex offenses or crimes against persons will not be accepted; even in the event the charges are dismissed. Failure to answer or give false information will result in deposits given being forfeited as liquidated damages for the property's time and expense.

PET POLICY: Pets are a case by case basis. We typically allow a maximum of two pets per household, with a weight limit of 50lbs or less. Aggressive dog breeds are not allowed. **Pet violation fee is \$500, and an additional \$20 a day.**

Refundable Pet Deposit:

Cats- \$200 per cat

Dogs- \$500 per pet

PET POLICY VARIES FOR EACH LANDLORD. PLEASE CONTACT US IF YOU HAVE QUESTIONS ABOUT A SPECIFIC PROPERTY

UNDER CERTAIN CIRCUMSTANCES, ADDITIONAL INFORMATION MAY BE REQUESTED FOR PROCESSING APPLICATIONS AND ADDITIONAL SECURITY DEPOSIT MAY BE REQUIRED

RENTER'S INSURANCE: We require all residents to buy rental insurance through the insurance company of their choice.