

Tanglewilde Townhomes

TENANT SELECTION CRITERIA

It is the policy of Tanglewilde Townhomes to evaluate each lease application on the following basis:

- Personal requirements- Applicants must be 18 years old or older. Each prospective resident who is 18 years old or older must submit a separate application. Co-signers are not accepted.
- Occupancy standards- Maximum bedroom occupancy is two persons per bedroom.
- Identification- We require clear copies of picture identification, such as drivers licenses or passports, and Social Security cards for all residents 18 years old and older.
- Credit history- A confirmation that credit history has been verified and is acceptable.
- Criminal history- A criminal history report is required and the Association does not accept applicants convicted of any felony. We also do not accept applicants with certain misdemeanors (such as criminal mischief, theft by check, or drug-related offenses).
- Current income- A confirmation that current monthly income, and the joint gross monthly income of all tenants must be three times the market rent of the property.
- Rental history- We must receive verification of a good rental record from the most recent landlord. This includes timely payment history, good maintenance record, and proper notification. We may require rental verification from prior landlords.
- Inaccurate/incomplete information –Any inaccurate or incomplete information on the lease application will result in a denial of the application.
- Nondiscrimination- Our companies will not discriminate against any person based on race, color, religion, sex, national origin, familial status, or handicap.
- Are you or is anyone who will reside at the property a current illegal abuser or addict of a controlled substance? _____
- Have you or has anyone who will reside at the property ever been convicted of the illegal manufacture or distribution of a controlled substance or any felony? _____
- Insurance - Property owner is required to show language in formal lease agreement requiring tenant have rental insurance including a general liability clause of no less than \$100,000.00.

SIGNING THIS ACKNOWLEDGEMENT INDICATES THAT YOU HAVE HAD THE OPPORTUNITY TO REVIEW TANGLEWILDE TOWNHOMES TENANT SELECTION CRITERIA. THE TENANT SELECTION CRITERIA MAY INCLUDE FACTORS SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. IF YOU DO NOT MEET THE SELECTION CRITERIA, OR IF YOU PROVIDE INACCURATE OR INCOMPLETE INFORMATION, YOUR APPLICATION MAY BE REJECTED AND YOUR APPLICATION FEE WILL NOT BE REFUNDED.

Prospective Tenant

Date

Prospective Tenant

Date