

RESIDENT QUALIFYING CRITERIA FOR, JHS Homes, LLC

We are delighted that you are interested in leasing one of our homes. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

1. A separate rental application must be fully completed, dated and signed by each applicant and all co-applicants over the age of 18.
2. The rental application must be submitted with a non refundable application fee and will be reviewed when submitted so we'll have all information needed to determine your eligibility.
3. Each applicant must provide government photo identification plus two of your most recent payroll stubs and allow it to be photocopied.
4. Self employed individuals must submit two recent tax returns or income is to be verifiable through a CPA prepared financial statement.
5. Applicants who are first-time renters or who do not have sufficient income under paragraph 7 below, may qualify by having the lease guaranteed by a guarantor. The guarantor must have a gross monthly income of at least six (6) times the monthly rent and must meet all other qualifying criteria. The guarantor must complete and sign a lease guaranty agreement. The lease may be guaranteed only by a relative or employer. Guarantors may be held responsible for the entire rent and other costs, such as damages, as long as you live at this property, even if you have roommates, and will be required to deposit additional funds for security deposit.
6. If applicant's family will be occupying the dwelling, the family size must be appropriate for the available home, i.e., no more than two adults per bedroom, in most circumstances.
7. Employment and monthly income must be verifiable. Total monthly income of all applicants must be three (3) times monthly rent. (Otherwise, a guarantor is necessary.)

8. Applicant(s) may be denied occupancy for the following reasons:
 Falsification of application by any applicant. Incomplete application by any applicant. Insufficient income (total of all applicants).

Criminal conviction history of violent or sexual crime committed by any applicant or by other occupants (including children) who plan to live in unit.

Poor credit history of any applicant (credit reports are obtained; poor credit and previous bankruptcy requires an additional security deposit equal to one month's rent or more).

Poor rental profile of any applicant (rental history reports are obtained). Rental history of:

Non-payment or frequent late payment of rent Eviction

Drug use

Poor housekeeping

Poor supervision of applicant's children

Unruly or destructive behavior by applicant, applicant's children or applicant's guests. Violence to persons or property by applicant, applicant's children or applicant's guests.

We do not discriminate on the basis of race, color, religion, sex, disability, familial status, national origin, sexual orientation, or gender identity.

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY'S RENTAL SELECTION CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAYBE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY'S RENTAL SELECTION CRITERIA OR IF I FAIL TO ANSWER ANY QUESTION OR GIVE FALSE INFORMATION, THE PROPERTY MAY REJECT THE APPLICATION, RETAIN ALL APPLICATION FEES, ADMINISTRATIVE FEES, AND DEPOSITS AS LIQUIDATED DAMAGES FOR ITS TIME AND EXPENSE, AND TERMINATE MY RIGHT OF OCCUPANCY.

Applicant	Date	Applicant	Date
Applicant	Date	<u>JHS Homes, LLC</u> Owner's Representative	
Applicant	Date	By:	Date