

RESIDENT CRITERIA

A VALID PHOTO I.D. IS REQUIRED TO VIEW OR LEASE AN APARTMENT

THE IDENTIFICATION MUST NOT BE EXPIRED OVER 30 DAYS. WE ACCEPT THE FOLLOWING IDENTIFICATION CARDS:

- STATE ISSUED DRIVER'S LICENSE OR I.D. CARD (STATES WITHIN U.S.A.)
- MILITARY I.D. WITH PHOTO
- ALIEN REGISTRATION I.D. WITH PHOTO
- INTERNATIONAL PASSPORTS.

ALL APPLICANTS WILL BE APPROVED ON THE FOLLOWING BASIS

- **Number of Occupants.** The total number of occupants in the demised premises shall not exceed a total of two (2) persons per bedroom. This limitation shall not apply to a child or children born to Lessee during the term of this lease.
- **Household** must have a verifiable re-occurring source of income. Applicants must prove consecutive employment/income for at **least 90 days** and provide a copy of their recent check stub or the previous years taxes including net income earned after expenses (A.G.I.) If the above mentioned cannot be provided the household will **not** be allowed to obtain a "Guarantor"
- **EACH APPLICANT** In the household must have good rental history for a **minimum of 6 months**. If the applicant has not established rental history for a minimum of 6 months and meet all the other requirements they can chose from the following:
 1. Applicant may pay a "**Double**" security deposit in lieu of the rental history requirement
 2. Or the applicant may obtain a "**Guarantor**"
 3. Provide proof of dependant status of another member of the household who meets this requirement by legal documentation, I.E., copies of past income taxes, guardianship/custody documents or marriage license.
- **Neither** – guarantor or double security deposit will be accepted in lieu of bad rental history, evictions, past due monies, damages, or any other action management deems as negative.
- **Income requirements:** Gross monthly income per household must be 3 times the amount of monthly rent on the chosen apartments per month.
- **Guarantor Applications:** Will be considered separate and apart from the household members.
- **PERSONS CONVICTED OF VIOLENT CRIMES OR FELONIES WILL BE DENIED RESIDENCY.**
- FALSE INFORMATION GIVEN ON THE APPLICATION SHALL BE GROUNDS FOR OWNER'S REJECTION OF THIS APPLICATION, NON-RETURN OF DEPOSIT(S), TERMINATION OF RIGHT OF OCCUPANCY AND LEASE AGREEMENT.

The Lease/Application Fee is a non-refundable fee and is due in separate payment from security deposit. BOTH MUST BE PAID AT THE TIME OF APPLICATION IN SEPARATE CHECK OR MONEY ORDERS. **Required Lease/Application Fee: Is \$40.00 for the FIRST Household Application and \$10.00 for each additional application. Required Security Deposits: One Bedroom = \$ 150, Two Bedroom = \$ 200.** The security deposit will be refunded only if application is rejected/denied. I have read and understand the criteria from which my application will be approved. False information given on this application shall be grounds for owner's rejection of this application, non-return of deposit(s), termination of right of occupancy and Lease Agreement, and may constitute criminal offense.



Title VIII of the CIVIL RIGHTS ACT of 1968 makes discrimination based on race, color, religion, sex, familial status, disability, or national origin illegal in connection with the rental of most housing.