

## STANDARDS FOR RENTAL APPLICATION

The following are the standards that your application for rent will be judged on. You must meet the following standards to qualify for rental with this management company. You will be charged a non-refundable screening fee of \$30.00 to apply for residency.

### ID Requirements:

All residents that will be living in the unit over 18 years of age must have current picture ID at the time of applying for the unit.

### Credit History:

National Credit ratings cannot be higher than a three on all trade lines. (More than a one rating means more than 60 days past due.)

### Bankruptcy:

You cannot have filed bankruptcy in the last 18 months, and the bankruptcy has to have been discharged at least one year ago, from the date of application for a rental. Your credit history from the date of bankruptcy has to be perfect.

### Eviction and Skip History:

No evictions or skip history in the last six years. No Exceptions!

### Criminal History:

No citation or convictions in the last seven years for such crimes as: Possession of Drugs with the Intent to Distribute, Rape, Assault with a Deadly Weapon, Child Molestation, Burglary or Murder. No citation or convictions in the last year for such crimes as Possession of Drugs or Domestic Violence.

**Income: AFFORDALITY WILL BE DETERMINED BASED ON A COMBINATION OF INCOME, CREDIT REPORT ACCOUNT PAYMENTS AND RATINGS.**

**Single and Married:** Combined income must be at least two times the rent on the unit they are renting.

**Roommates:** Each roommate must have an income of at least two times the rent on the unit they are applying for.

### Employment:

You must have at least six months on the job. If less than six months on the job, then the previous employment has to be checked, and must have at least six months of employment on that job.

### Rental History:

Must provide all information on your current and previous landlords for the last three years. Good ratings from all landlords a must! **INCLUDE PHONE NUMBERS!**