



KROEGER FAMILY PROPERTIES

WE SUPPORT THE SPIRIT AND INTENT OF LOCAL, STATE AND FEDERAL EQUAL OPPORTUNITY AND FAIR HOUSING LAWS FOR ALL RESIDENTS WITHOUT REGARD TO COLOR, RACE, RELIGION, SEX, MARITAL STATUS, MENTAL OR PHYSICAL DISABILITY, AGE, FAMILIAL STATUS, SEXUAL ORIENTATION, OR NATIONAL ORIGIN.

Dear Applicant:

We are happy to provide “Application to Rent”, “Employment Verification”, and “Rental Reference” forms which must be completed in full, signed, and submitted with your **application fee** using our online payment system or with an in-person **cashier’s check or money order** (we do not accept cash or personal check). Each occupant over 18 must complete a separate application!

IMPORTANT: Your application fee is nonrefundable. Because there are no exceptions, it is important that you review our screening policy below to make certain, to the best of your knowledge, you meet our qualifications to rent. These guidelines do not encompass all that is taken into account, but act as a base guideline we work from.

Identification: **Government issued identification with picture is required.**

Occupants: No more than two per bedroom. No more than three unrelated adults.

Pets: Please inquire about the specific property you are applying for. (Pet deposit and Pet rent may be required)

Income: All Gross Incomes combined must be 2 ½ times the monthly rental rate. Income must be verifiable. In addition, when more than one applicant is to be considered, each should make 1 ½ times the monthly rent, but in no event less than 60% of the rental rate.

Employment: **Please provide 6 months of your most recent paystubs.** Six months with current job and three-year employment history provided. New job will be considered if in same line of work; an increased deposit may be required. If self-employed, must provide last year’s income tax and two month’s bank statements.

Prior Addresses: 3-year history required. Applicant must have lived at least six months at prior address. If new to renting, an additional deposit may be required.

Rental History: No more than 2 late payments (including NSF’s) in last 12 months. No non-compliance issues. Must provide contact information on owner/managers for last 12 months. Must not have any money owed to an Apartment Community or landlord.

Unlawful Detainer: Applicant will be denied for any prior or pending eviction. Foreclosures will be considered with additional deposit.

Credit History: **Must have 600+ FICO score to be considered.** Must not have unpaid judgments. Must have positive credit. No credit history will require increased deposit. Medical will not be taken into account. We may accept less than positive credit with an increased deposit. Must not have a pending or unresolved bankruptcy. Prior Bankruptcy is considered when there are mitigating circumstances (medical, divorce, etc.) with an increased deposit.

Vehicles: Must be registered with office. Parking spots are assigned according to Property specifications.

Please note our procedures:

- Apartments can be held for up to 7 days with a deposit and hold agreement.
- Rental agreements cannot be executed without having the full deposit received.

We look forward to being able to help you with your housing needs.

Sincerely,



619-442-7200
1679 E. Main St., Ste. 202
El Cajon, CA 92021
info@kroegerfamilyproperties.com