



## RENTAL CRITERIA

We are an equal opportunity housing provider. We fully comply with the Federal and State Fair housing Acts. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing laws. All applications will be reviewed in the following areas. Applicant(s) understand that CAM Property Management exclusively represents the owner/landlord.

There is a non-refundable application fee of \$50.00 + applicable tax per occupant 18 years and older. This fee is payable by Credit/Debit card online or cashier's check only. This fee must be paid to process the application. There is a Holding Fee that is required of \$250.00 + applicable tax to be paid to hold the apartment, made payable with Credit/Debit card online or cashier's check only. Application and Holding Fees are non-Refundable once you submit your application to the management office. If your application is denied the Holding Fee is refundable.

### RENTAL HISTORY:

- Positive verifiable rental history or home ownership.
- Proper notice to vacate given to current landlord.
- We reserve the right to deny your application if, after making good faith effort, we are unable to verify any of your information on application.
- Applicants with recent evictions and/ or unpaid accounts to prior landlords could be subject to denial.

### EMPLOYMENT:

- Current employment history, applicant will be asked to provide 4 consecutive original paystubs.
- Self Employed persons will need to show proof of tax returns and contracts.
- Cash Paid employees will need a notarized letter from employer on company letter head and have business card attached.
- Retired, disabled, etc. can provide other documentation showing ability to pay.

### INCOME REQUIREMENTS

- Gross income (including co applicant) shall be a minimum of 2.5 times the Market Rent.
- Income may include sources other than employment.
- Ability to pay all applicable fees.

### CREDIT REQUIREMENTS

- Our credit reporting agency evaluates credit and rental history against indicators of future rent payment performance. An unsatisfactory or insufficient finding may result in requirement of higher additional deposit, guarantor, or denial. Applicants are responsible for ensuring their credit history is accurate.

### CRIMINAL REQUIREMENTS

- You may be denied if your background report reflects one or more criminal convictions that show a history of threatening the physical safety of other persons or endangering the health or safety of persons or property. If you are denied on this basis you may request reconsideration of your application and present mitigating circumstances including but not limited to considerations of how long ago the crime occurred, your subsequent criminal history (if any), your age at the time of the conviction, your intervening rental history, and other factors that you believe may be relevant to demonstrate that you no longer pose the danger that your record might indicate. Any information that you provide concerning these matters will be submitted to RentGrow Inc. located at 177 Huntington Ave. STE 1703#74213 Boston, MA 02155-3153. PH: (800) 898-1351 or submitted directly to their website at





<https://rentgrow.com>. Will be reviewed and kept strictly confidential, and your appeal will be considered on an individualized basis.

- If you want to submit information concerning your individualized circumstances, that information should be submitted to RentGrow Inc. directly, who will evaluate and respond to you directly. Notwithstanding the above you will not be deemed eligible for rental if your conviction involves the manufacture or distribution of illegal substances or if you are a registered sex offender. If you have pending, unresolved criminal charges that would disqualify you if you were convicted of them, management will defer a decision on your application until those charges are resolved. If your pending charges are dismissed or if you are found not guilty, you will be eligible for reconsideration of your application at your request. Deferred adjudications may be considered convictions for the purpose of determining your qualifications under these criteria.

#### OCCUPANCY LIMITS

- Studio – 2 Person max
- 1 x 1 – 3 persons max
- 2 x 2 – 5 persons max
- 3x2 – 7 persons max

#### ID REQUIREMENTS

- Each applicant over 18 years of age will be required to produce a photo I.D (a valid driver license or other government issued photo identification card) All occupants over 18 years of age must fill out an application and be added as a leaseholder if we rent to you.

Failure to meet any of the above criteria may result in the denial of the application to rent.

Falsifying any information on the application will result in automatic denial and holding fee will be forfeited. I have read the above rental criteria, and all is true and correct on the application best to my knowledge. I further acknowledge that if management approves me and later discovers that I have provided inaccurate information on the application, management has the right to evict me because I provided false and/or misleading information when applying for an apartment.

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Applicant Signature

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Date

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Applicant Signature

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Date

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Management Signature

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Date

Updated as of: 7/18/2024

