

Qualification Guidelines & Occupancy Standards

Age: Applicant must be of legal age, 18 years or older.

Financial Responsibility: Verifiable monthly income must be two and one-half times the monthly rent of the apartment home applied for.

Credit history: Cannot have any evictions. Cannot have any collections or judgments from another landlord.

Qualifications:

1. **Age:** Applicant must be 18 years or older.

2. **Credit Score:** Minimum 700.

Credit score range of 550-650 will be approved with guarantor or one (1) month deposit.

Credit score range of 650-699 will be approved with maximum one (1) month deposit.

Credit score of 700+ will be approved on standard deposit.

3. **Insurance:** Renter's Insurance of \$100,000 Liability Coverage is required.

4. **Deposit:** Security deposit is based on the floor plan and the credit of the applicant.

5. **Income:** Verifiable income must be 2.5 times the monthly rent.

6. Rental History:

- No evictions.
- A criminal background check is conducted for each applicant, covering the past 7 years.
- No judgments from other property management companies or apartment communities.
- Previous residency must be verifiable and all lease terms fulfilled.

7. Employment:

- Employment must be verifiable.
- If no employment history, must show financial support for one year (six months of bank statements).

Application Requirements:

1. State ID
2. Social Security Card, Passport, or Visa
3. Last 3 pay stubs

Residential History: Previous residency must be verifiable. Applicants are required to have fulfilled all terms of any applicable lease agreement.

Employment: Employment must be verifiable. If no employment history exists, the applicant must show means of financial support for a period of one year (six months of

bank statements).

Pets: Pets are limited to two (2) per apartment and may not exceed twenty-five pounds full grown. Pet owners are required to have a \$500 pet deposit and pay monthly pet rent of \$50 for cats and \$75 for dogs. In addition, a pet photo is required, along with Pet Screening registration and signed a pet agreement.

Occupancy: For reasons of public health, occupancy guidelines have been created. They are as follows:

- A maximum of three (3) people in a 1 bedroom/1 bath
- A maximum of five (5) people in a 2 bedroom/1 bath
- A maximum of five (5) people in a 2 bedroom/2 bath
- A maximum of seven (7) people in a 3 bedroom / 2 bath

Vehicles: Parking is reserved. Commercial vehicles, recreational vehicles, boats and trailers are not permitted on the property at any time. No car repair at any time.

Renter's Insurance: Proof of Renter's Insurance Policy of \$100,000 liability is required at move-in.

Items Required to Apply:

- 1) Government/State issued ID
- 2) Social Security Card or Passport or Visa
- 3) Last 3 pay stubs and 3 months bank statements for employed applicants
- 4) For Self-employed applicants 3 months most recent bank statements and most recent tax return must be provided.
- 5) A \$50 application fee per person over 18 must be paid
- 6) A \$500 holding deposit must be paid. The holding deposit is refundable if the application is canceled within 72 hours or denied for any reason.

Applicant Signature

Date