

APPLICATION CRITERIA

All applications for residency are processed through Tenant Tracker, Inc.

In reviewing your application, all of the following areas will be taken into consideration.

EMPLOYMENT/INCOME

Your local employment must be verified. We want at least 2 years good employment history. If self-employed, we will require the past 2-year’s income tax returns. You must have verifiable monthly income equal to at least 3 times the monthly amount of rent. A lease guarantor may be accepted for individuals classified as students or the prospect may be required to pay 1 month of rentals in advance for the lease period. Co signers must earn 3 times the amount of monthly rent if they do not have another rental obligation and 6 times the amount of monthly rent if they do. They must also have both 2 years consistent resident and employment history.

RESIDENT HISTORY

We require the last two years favorable rental and payment history from a management company, lienholder, mortgage co., apartment community or individual rental property owner.

AGE REQUIREMENT

You must be at least 18 years of age or legally considered an adult by law. All adults are required to be made party to the lease and execute the same.

CREDIT

Credit is checked through nationwide Credit Bureaus. You cannot have a bankruptcy, repossession, foreclosure or tax lien on your account within the last two years. Any collections over \$2500.00 within the last two years would require a co-signer or month in advance in rentals. No mortgage, leinholders, management companies or individual rental property owners reporting payment problem. Evictions within the last 24 months will cause the application to be automatically rejected. Evictions within the last 36 months coupled with confirmable “positive” rental history during this time period are acceptable.

CRIMINAL HISTORY

If you have been convicted/received-deferred adjudication for a felony, we reserve the right to reject your application. All other criminal history is subject to review.

OCCUPANY STANDARDS

No more than 2 residents, 6 months and older, in a one-bedroom apartment and no more than 4 residents, 6 months and older in a two-bedroom apartment. If you exceed our maximum-per-bedroom at the end of the lease term, you have the choice of either (1) giving appropriate move out notice as required by the lease and vacating the unit; or (2) moving up to a unit with more bedrooms at the then prevailing rent for the larger unit but only if the larger unit is available at that time.

I UNDERSTAND AND ACCEPT THE ABOVE AS QUALIFYING STANDARDS

Prospective Resident/Date

Owner’s Representative/Date

Prospective Resident/Date

Prospective Resident/Date