



RESIDENT SELECTION POLICY

THIS PROPERTY WILL NOT DISCRIMINATE AGAINST ANY PERSON BASED ON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS, SEXUAL PREFERENCE, OR HANDICAP.

The following guidelines will be used in evaluating your application for residency. All of the requirements below must be met in order for your application to be approved.

1. **EMPLOYMENT VERIFICATION:** Must be able to verify 6 months consecutive employment history. If you have been with your current employer less than 6 months, previous 6 months employment verification will be required.
2. **FINANCIAL ASSISTANCE:** Social Security, child support, AFDC income and related assistance must have supporting documents if such income is to be included in gross income.
3. **INCOME REQUIREMENT:** Gross monthly income must be at least 3 times the amount of your apartment rent: 4 times in roommate situations.
4. **RENTAL HISTORY:** Application must have 12 months previous rental history that can be verified. Phone numbers are a required.
5. **CREDIT HISTORY:** Application must have either no credit or good credit. No bad credit.
6. **OCCUPANCY:** Two persons are allowed in a one bedroom, three persons in a two bedroom, four persons in a three bedroom---no exceptions.

APPLICANT COULD BE REJECTED DUE TO, BUT NOT LIMITED TO, THE FOLLOWING REASONS:

1. Falsification on any information on the application.
2. The name, address, and telephone number of past/present landlord is not supplied.
3. Applicant does not supply one (1) rental reference that can be verified.
4. Applicant is given negative rental history.
5. Applicant is given negative credit history.
6. Employment cannot be verified.
7. Applicant has a history of eviction.

IF YOU DO NOT SATISFY THE ABOVE CRITERIA PLEASE ASK US ABOUT OUR COSIGNER, STUDENT AND FOREIGN APPLICANT SCREENING POLICIES.

THERE IS NO IMPLIED OR EXPRESS COVENANT OF QUIET ENJOYMENT OR WARRANTY OF HABITABILITY OF THE RENTAL PROPERTY ASSOCIATED WITH THIS LEASE. LANDLORD DOES NOT REPRESENT OR WARRANT THE BEHAVIOR OF ANY THIRD-PARTIES, INCLUDING OTHER RESIDENTS, OCCUPANTS AND GUESTS OF THE COMMUNITY AND DOES NOT REPRESENT THE CONDITION OF THE RENTAL PROPERTY TO BE ANYTHING OTHER THAN AS IS.

WEST POINT PROPERTIES

For Office Use Only					
Drivers License # _____					
Verified?	Yes	No	Copied?	Yes	No

APPLICATION TO LEASE

INSTRUCTIONS TO APPLICANT:

Each Applicant, eighteen (18) years of age or older, who will be residing in the Rental Property, **MUST** fill out a **SEPARATE** Rental Application. When supplying names, give complete and full names including full middle names, if any. Sign on the reverse side with your complete and full signature and list both your home and your cell phone numbers. When supplying addresses, give complete addresses including apartment numbers, cities, states and zip codes.

WARNING: This application may be refused and/or rejected if it is not signed, complete or legible; if satisfactory identification is not presented; if any information is false, cannot be verified, or does not meet owner's Resident Selection Criteria; if additional information is requested from Applicant and is refused; or Co-Applicant is rejected.

Do you have a pet YES NO

How Many? _____

What Type? _____

For Office Use Only
Apt #: _____
Move-In Date: _____
Rent Amount: _____

Print Full Name – Last, First Middle	Date of Birth	Social Security Number
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RESIDENCE

Present Address (Number, Street, City, Zip)	How Long?	Phone #
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Do you rent? Apartment or home?	Monthly Payments \$: _____
	Company name, address and phone #: _____

Previous Address (Number, Street, City, Zip)	How Long?	Phone #
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Did you rent? Apartment or home?	Monthly Payments \$: _____
	Company name, address and phone #: _____

Full names and dates of birth of all other occupants that will reside with you:		
Name: _____	Date of birth: _____	
Name: _____	Date of birth: _____	
Name: _____	Date of birth: _____	

EMPLOYMENT

Employer (If self-employed, name of business)	Phone #	Type of Business	Position	How Long?
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Business Address(Number, Street, City, Zip)	Supervisor	Phone #	Income
			\$ _____

Additional Income \$ _____

FINANCIAL

Have you ever filed bankruptcy? Yes No If yes, what year? _____
County and state filed: _____

Have you ever had any suits, liens, judgments, evictions, or repossessions? Yes No
If yes, what year? _____ County and state filed: _____

PERSONAL

In case of emergency, please notify: (Name, address and phone #)

Relationship: _____ Work phone #: _____

PARKING OF RECREATION VEHICLES, BOATS, LARGE TRUCKS, OR TRAILERS IS PROHIBITED

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