



## RESIDENT SELECTION POLICY

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

The following guidelines will be used in evaluating your application for residency. All of the items 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 must.
5. **CREDIT HISTORY:** Application must have either no credit or good credit. No bad credit can be allowed.
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 can not be verified.
7. Applicant has a history of eviction.

IF YOU DO NOT MEET THE ABOVE CRITERIA PLEASE READ OUR CO-SIGNER, STUDENT AND FOREIGN APPLICANT 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 BUT LIMITED TO 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.



**Eligibility For Co-signer**

1. Applicants with no residential history and no credit history, but meet the employment and salary requirement, may get a co-signer.
2. Applicants with bad rental history and/or bad credit are not eligible for a co-signer.

**Co-signer Qualifying Standards**

1. One year of residential history.
2. One year of employment history.
3. Three positive credit references.
4. Income at least four times the amount of the rent on desired apartment.

**Occupancy Standards:** No more than two people in a one bedroom, three people in a two bedroom, and four people in a three bedroom. Only three people in an apartment unless related.

All monies due must be paid at time of move-in. For residents moving in on the 25<sup>th</sup> of the month or later, the prorated rent plus the first full month's rent must be paid at move-in.

**Addendum To Application:**

1. Are you a current illegal abuser or addict of a controlled substance? \_\_\_\_\_
2. Have you ever been convicted of the illegal manufacture or distribution of a controlled substance? \_\_\_\_\_
3. Have you been convicted of a felony? \_\_\_\_\_

**I understand and accept the qualifying standards and have truthfully answered all questions.**

\_\_\_\_\_  
**Prospective Resident**

\_\_\_\_\_  
**Date**

\_\_\_\_\_

\_\_\_\_\_



**Prospective Resident**

**Date**

\_\_\_\_\_  
**Owner or Agent For Owner**

\_\_\_\_\_  
**Date**

