



LEASE QUALIFICATION CRITERIA

PLEASE READ BEFORE COMPLETING YOUR APPLICATION

In signing this application and submitting your application fee, you are giving us the right to research the information you have given to us. Specifically,

- To verify your RESIDENCE HISTORY for previous 3 years
- To verify your EMPLOYMENT HISTORY for previous 3 yrs
- To verify your CREDIT as requested by a credit bureau
- To verify your BANK ACCOUNTS for good standing
- To verify your CRIMINAL HISTORY
- To verify PUBLIC COURT RECORDS

QUALIFICATIONS

- Must gross 4 times the amount of your monthly rent; if roommates apply each must earn 2.5 times the amount of your monthly rent
- Must have good credit
- Anyone over age of 18 living in apartment must fill out application and be approved
- Must be at least 21 years of age with a job, if not a full time student
- Students must show proof of full time status and students parents must fill out application and qualify
- No more than two persons per bedroom will be allowed and no multi-families in one unit

APPROVAL

Please understand that any falsifications are a basis for immediate disapproval of the application. Approval of the application is based on the sole discretion of ownership. We conduct business in compliance with equal housing codes and do not discriminate based on age, race, color, religion, sex, marital status, handicap, or natural origin.

In signing the application, you are aware that if the application is not approved, the application fee paid by applicant is nonrefundable.

Please acknowledge (by signing below) that you have read and understand the foregoing Lease Qualification Criteria.

RELEASE

I hereby release all parties from any liability in connection with releases of such information. A facsimile or other copy of the authorization shall be sufficient for release by the aforesaid parties.

Applicant Signature: _____ Date: _____

Present Address: _____

Spouse Signature: _____ Date: _____

Present Address: _____

Please send in with application:

- **Two (2) recent check stubs; four (4) will be needed if you are paid weekly.**
 - **If you do not receive pay stubs at your employment, please ask for and complete an Employment Verification form.**
 - **If you have not started your job, an offer letter will be needed.**
- **If you have rented in the past 3 years, please ask for and complete a Rental Verification form, if not already included in the application paperwork.**
- **\$35 application fee for each single applicant; \$50 for a married couple.**
 - **Each single applicant must fill out a separate application.**
 - **Married couples can complete just one application.**
- **Copy of Photo I.D.**

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