

RESIDENT SELECTION CRITERIA

Thank you for applying at our property. We are committed to equal opportunity housing and we do not discriminate based on race, color, religion, sex familial status, handicap or national origin. We do not accept applicants on first come first serve basis. We have established the following criteria that we use in the evaluation of all applicants.

YOUR APPLICATION WILL BE REJECTED IF:

- You misrepresent any information on the application. If misrepresentations are found after the rental agreement is signed, your rental agreement will be terminated.
- You have any outstanding rental-related charges.
- You use social security number not issued to you.
- We obtain information that indicated unacceptable behavior of yourself, your children, pets, or others you allowed on the property during previous tenancy.
- We obtain information that you did not take good care of the yard and the home during your previous tenancy.

MINIMUM QUALIFICATIONS

- Monthly gross income requirements
Individual applicant or single wage earner 3 times monthly rent
Co-applicants 2 1/2 monthly rent (each)
- 2 years verifiable employment history
- 2 years verifiable residency history

Under some circumstances, these qualifications may be waived or we may (at our option) still consider you if you provide a qualified cosigner. Cosigners are subject to the same review as applicants.

- We use credit scoring system and your score must be at least 70 (on scale of (0-100)).

PETS

We do not accept pets on all properties. In the event we do accept pet for a particular property the following will apply:

- A maximum of 2 pets are permitted with permission of management.
- No pet can exceed 35 pounds when fully grown.
- There will be an additional pet fee equal to 50% of the monthly rent. Up to 1/2 of this amount is refundable.

VEHICLES

Motorcycles and towed vehicles (including boats and trailers) may not be stored on the property.

WATER FURNITURE

We do not permit water furniture on the property.

APPROVAL

Approval of this application is at the sole discretion of the management and we will accept the first qualified applicant.

Please acknowledge that you have read and understand these resident selection criteria and that you authorize us to obtain your credit report and to verify all information contained in your application as well as any additional information that we deem appropriate.

APPLICANT

SIGNATURE: _____ DATE: _____

