

Prospective Tenant Qualification Guidelines

We approve applications for residency based on certain reasonable guidelines, as outlined below.

A **completed application with an application fee** is required. Upon request we will discuss in general the requirements for approval prior to you making application. You will have to provide proof of identity at lease signing.

A **credit history** may be obtained for each applicant. Judgments, collections, or late payments indicate poor payment history. You must have a satisfactory credit history to be approved. Persons in a Wage Earner Petition (Chapter 13) will usually not be approved.

Income of approximately 3 times the rent is usually the **minimum** accepted. Income will be verified by pay stub or with the employer. In general, your income must be adequate to meet your financial obligations including rent.

Length and stability of employment—We take into consideration the time you have been employed with your present employer.

Prior Rental References—We require the past landlords, going back two years, to be contacted and to give a satisfactory rental reference. Payment history as well as conduct while living on the property will be researched. Any prospective tenant who has been evicted from another property will not be accepted.

Other—Each of these criteria will be given consideration in approving applications, as well as other factors that we feel may be important to our decision.

Automatic Disqualifications

- * Falsified application
- * False SSN
- * Unpaid Eviction
- * Unpaid rental housing debt

Unacceptable Criminal Records:

Any FELONY conviction or MISDEMEANOR convictions for:

- * Theft of property
- * Violence
- * Drug violations
- * Injury to persons
- * Damage to property
- * Sexual offenses, even if serving deferred adjudication or case pending.

We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.

GENERAL RULES

Automatic Rejections

- Any outstanding rental debt
- Eviction
- Negative landlord reference (would not lease to again due to lease violation)
- Bankruptcy (will consider Ch. 7 more than 3 years prior)
- Rent to earnings ratio less than 3.0

Unacceptable Criminal Records

Any FELONY conviction or MISDEMEANOR convictions for:

- Theft of property
- Violence
- Drug violations
- Injury to persons
- Damage to property
- Sexual offenses, even if serving deferred adjudication or case pending.

Pets

Pets are allowed in some complexes, with a weight limit of 40 lbs., no more than 20 inches in height. No more than one pet per apartment, upon payment of a pet deposit (amount and policy varies per complex), and execution of a Pet Addendum.

Age

The minimum age for residents is 19 years.

Guarantors (Co-signers)

Guarantors are required for full-time students who do not qualify on their own. A guarantor can also be used for applicants who have little or no credit. However, a guarantor cannot be used to cover bad credit.

Non-U.S. Citizens or Residents

Non-U.S. citizens or residents do not have to furnish verification of credit standing or previous residency, but must have verified employment and earnings of at least 3-4 times rent, unless they are full time students, in which case income of 3-4 times rent and student status must be verified.

Occupancy Limitations

Varies with complex.

No Discrimination

We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.