



QUALIFICATION ACKNOWLEDGMENT

GROSS INCOME: Minimum of monthly gross income to be THREE times the amount of the monthly rent.

EMPLOYMENT: Presently employed with job history. Job history to include six months with current employer or six months with prior employer. Management reserves the right to request copies of current payroll stubs. Three (3) months of bank statements. Showing payroll deposits (3) is also acceptable, as an alternative.

RENTAL HISTORY: Positive verifiable rental history. No recurring late rent payments, no evictions for non-payment of rent or breach of lease, no NSF's or community disturbances. Applicant may be subject to an additional deposit, based on qualifications.

RENTER'S INSURANCE: All Residents are encouraged to obtain \$100,000 of liability insurance prior to move in. The property will not be held liable for damage to personal property within the resident apartment home.

CRIMINAL and SEX OFFENDER SCREENING: All occupants over the age of 18 are required to complete an application and pass the criminal and sex offender screening. All occupants 18 and older will be required to complete an application.

APPLICANT(S) MAY BE DENIED FOR THE FOLLOWING REASON(S):

- ** Falsification of application
- ** Incomplete application
- ** Insufficient income
- ** Poor rental history
- ** Criminal history of applicant(s), or occupants
- ** Poor credit history or no credit history

If the applicants do not meet the above qualifications, they may be required to have additional deposits, including last month's rent.

Guarantor may be accepted by only in the absence of rental history, income or credit history. Guarantor must meet all the above requirements and qualify with monthly income of five times the rental amount.

Guarantor will be financially responsible for all monies owed and/or in arrears. We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability of family status. Guarantor must sign complete the Guarantor application and the agreement.

I acknowledge that I have had an opportunity to review the property's rental selection criteria, which includes reasons why my application may be denied, such as criminal history, current income, and rental history. I understand that if I do not meet the property's rental selection criteria or if I fail to answer any question or give false information, the property may reject the application.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

YOU ARE REQUIRED TO LEAVE A VALID FEDERALLY OR STATE ISSUED PHOTO IDENTIFICATION IN THE LEASING OFFICE WHILE TOURING THE COMMUNITY



