



## RENTAL QUALIFICATIONS

- \*A complete application-one for each adult (18 years of age or older)
- \*Two pieces of ID must be shown (one must be a photo ID, either a valid driver's license or state ID and the other must be a social security card or verification of social security number).  
For tax credit applications, copies of birth certificates must be provided for any children in the household.
- \*You cannot have more than one eviction. Some exceptions may be made but you must provide information that allows us to check the specifics. If you do have an eviction on your credit, it cannot be within the past 12 months and you may be required to pay first and last month's rent in addition to the security deposit. You may also be required to have a qualified cosigner.
- \*Rental history must be verifiable from unbiased sources. If no rental history is available you may be required to pay first and last month's rent in addition to the security deposit. You may also be required to have a qualified cosigner.
- \*You cannot owe a previous landlord for damages or back rent.
- \*Poor references from previous landlords may result in denial of your application.
- \*Your income must be verifiable and approximately four times the rental amount.
- \*Your current employment must be for at least 6 months or continuation in field of employment.
- \*Section 8 voucher holders with no income must show proof that they can afford to pay utilities.
- \* Arrests or convictions for any offense which is arguably relevant to your ability to abide by the terms of your lease, respect the rights and quiet enjoyment of others, respect the property of others and remain in compliance with all laws and regulations during the term of your tenancy may result in the denial of your application. Offenses which may result in the denial of your application include, but are not limited to: assault, rape, disorderly conduct, sex-related offenses, failure to obey lawful commands, menacing, criminal damaging, soliciting, theft, receiving stolen property, possession of controlled substances, trafficking in controlled substances, any similar drug-related offenses, or any other offense against person or property.
- \*Poor credit record may result in denial of your application.
- \*Providing false information is grounds for denial.

### APPLICATION FEES:

Single: \$35.00          Couple: \$60.00          Roommates: \$35.00 each  
Cosigner: \$25.00

**The application fees are non-refundable under any circumstances.** The fee covers handling and the cost of processing through FABCO. No application can be processed until it has been paid. Submitting an application will not guarantee that the unit for which you are applying will be held for you. In order to find the most qualified tenant for a property, management reserves the right to screen a number of applicants for the same property before making any decision.

**I understand and accept the terms of the rental qualifications:**

\_\_\_\_\_  
**Print Name**

\_\_\_\_\_  
**Signature**

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