

RESIDENT QUALIFICATIONS

Please understand the following qualifications are established to ensure uniformity in leasing standards to all applicants and compliance with local, state and federal governmental regulations.

1. Applicant must be 18 years of age or older.
2. Gross monthly income must be 3.5 times the monthly rental amount. Senior citizens and person's receiving disability benefits may qualify at 3 times the monthly rent if debt ratio is less than 50%. Fulltime students requiring parental income for approval must have 5.5 times the monthly rental amount with verification of fulltime student enrollment and parent's verified application.
3. Applicant must have current employment with 2 years verifiable employment and/or fulltime school enrollment. Photocopies of last 2 months of earnings are preferred. For new employment, must have written document from employer to confirm employment date and pay rate. If self-employed, applicant must provide copies of immediate past two (2) years IRS tax returns and current bank statement that support income stated.
4. If child support and/or alimony is to be considered for income qualification criteria, applicant must provide proof that child support has been received for the past six months and a copy of the court order to verify monthly amount awarded.
5. Applicant must have 2 years of favorable, verifiable rental and/or mortgage history with no more than 2 late payments and no more than one paid NSF check. In addition there must be no resident problem issues with the prior landlord.
6. Applicant must have good credit record which is 75% or more positive credit with no late payments beyond 60 days. Applicants with less than good credit records, bankruptcy, repossessions, or first time renters may be considered if applicant pays additional deposit equal to one month's rent.
7. Number of residents per apartment shall be no more than:
 - For 1 Bedroom – 2 persons plus newborn under 6 months of age.
 - For 2 Bedroom – 4 persons (limit 3 adults) plus newborn under 6 months of age.
 - For 3 Bedroom – 6 persons (limit 4 adults) plus newborn under 6 months of age.
8. Vehicles housed on the property are limited to two (2) for one and two bedroom apartments, three (3) for three bedroom apartments. Unlicensed or inoperable vehicles are prohibited.
9. Have no felony convictions or deferred adjudication or misdemeanor to person or property.
10. Security deposit and non-refundable application fee must be paid with application.
11. Boat, RV, trailer or commercial truck (more than 2 axles) storage is not allowed on premises.
12. Pets are not allowed without management's prior written approval and payment of pet deposit and fee in full for each pet. There is a limit of one pet per one bedroom apartment and two pets per two or three bedroom apartment. Full-grown weight limit not to exceed 100 pounds and certain aggressive breeds are not allowed.
13. At time of move-in a copy will be made of your valid driver's license or state identification card and social security card for your permanent file.
14. Foreign applicants must supply a temporary social security number as issued for a temporary work visa. Applicant's passport must be inspected to verify the time spent in the United States is consistent with the residency disclosed on the rental application.
15. **Proof of \$100,000 liability insurance is mandatory prior to move in or renewal.**

Disclaimer: All prospective residents are screened to meet the above qualifications based on information supplied by sources deemed to be reliable. However, there may be occasions wherein limited information is available or supplied to us for screening and events may have occurred since the screening information was obtained. We, therefore, do not warrant representation that these qualifications are absolute for all existing residents. Additionally, management reserves the right to offer residency to Corporate Companies. Corporate companies may utilize an independent screening process in qualifying their occupants.