

## RENTAL POLICY

Welcome to our community. We require the following for approval to reside at one of our properties.

### **Income:**

Applicant(s) and/or Spouse (hereafter referred to as **Applicant**) combined income must be three (3)

times the monthly rental amount. Income amounts must be verified in writing, applicant may provide

recent pay stub(s). If applicant is self-employed, then the most recent tax returns, most recent checking account statements showing income deposits or statements from a CPA must be provided.

### **Supplemental Income:**

All supplemental income (Social Security, Pension, Child/Alimony) must be verified in writing.

All verifiable bank accounts and investment accounts are assumed to earn 1% per month.

### **Rental History:**

Applicant must have (24) or more months verifiable rental/mortgage history during the past three (3)

years with a maximum of (2) late payments/NSF during the past (12) months.

Applicant must have no lease violations requiring legal notice.

Applicant must not receive a "NO" answer to question "Would you re-rent?"

If Applicant has rented from a private landlord the past twelve (12) months, then applicant must provide most recent canceled checks or money order receipts of rental payments made to a private landlord.

### **Credit History:**

Applicant must have a satisfactory credit rating of report obtained from major credit bureau with a beacon score of 600 or better.

In addition to above criteria, applicant must meet below criteria or applicant will be denied.

### **Criminal History:**

Applicant must not have a felony record that was adjudicated guilty or had adjudication withheld for

the past seven (7) years, or any conviction of any length of time for any drug related, sexual related,

murder related or arson related crime.

### **Eviction/Broken lease:**

Applicant must not have been evicted or moved out without notice from any residence within the past

five (5) years.

**\*\* Please submit a copy of your Driver's License**

### **Costs Due:**

- \$100.00 Application Fee/Lease Preparation for 1<sup>st</sup> adult applicant [payable w/application]
- \$50.00 Application Fee per each additional adult tenant [payable w/application]
- First Month's Rent [payable with application – see Disclosure – Rental Deposit Agreement]
- Security Deposit (a minimum of 120% of monthly rent paid by certified funds) [payable prior to move in]
- \$250.00 Pet Fee per pet (if applicable)

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Applicant Signature

Print Name

Date