

STANDARDS for RENTAL APPLICATION

The following are standards that will be used to judge your application for tenancy. You must meet the following standards to qualify for a rental with our units. All tenant applicants are judged on the same standards, one person or family at a time, on a first come, first served basis.

You will be charged a \$25. 00 non-refundable screening fee per person.

ID REQUIREMENT: All applicants, 18 and older, must show a current state issued picture ID at the time of application.

CREDIT HISTORY: All applicants must NOT have any outstanding collections or judgments against them. All collections and/or judgments must show as paid-in-full.

BANKRUPTCY: All applicants must NOT have filed bankruptcy in the last 18 months. Any bankruptcy must have been discharged at least one year from the date of application. Applicant's credit history from the date of bankruptcy must be perfect.

EVICTION AND SKIP HISTORY: All applicants must NOT show any evictions for cause or skip history in the last six years.

CRIMINAL HISTORY: All applicants must NOT show any indictments and/or convictions for crimes including, but not limited to, *Child Molestation, Rape, Assault, Burglary, Possession of Drugs with the Intent to Distribute, Controlled Substance (illegal drugs), and/or Domestic Violence.*

INCOME: The combined gross income of all persons living in the rental must be 2 1/2 times the rental rate per month. Applicants on assisted housing programs must show proof of assistance.

EMPLOYMENT: You must have 6 months on the same job, in the same profession, or show proof of student or military status. Housing assisted applicants are waived from this requirement.

RENTAL HISTORY: All applicants must provide name, address, phone number and dates of tenancy for all previous landlords for 2 years, regardless of the state or country. Reports obtained from previous landlords must be positive. Negative reports regarding lack of timeliness of rent, poor condition of property, money owed and not paid, or other "breach of agreement" will be grounds for denial of your application.

LIVING STANDARDS: Our standards are based on HUD's standards of 2 people per bedroom plus 1, plus any born during residency.

My/Our signature(s) below acknowledges the I/we have read the above standards for tenancy and understand that I/we will be judged on the above standards and must meet them to qualify for tenancy. Furthermore, I/we understand that if accepted or denied the application fee is non-refundable.

PRINT NAME

SIGNATURE

DATE