

- Availability:** Availability of specific apartment.
- Income:** Gross monthly income must be 3 times the rental rate of the apartment you are applying for. Allowances from scholarships, study subsidies, and inconsistent income (alimony, tips, and commissions) will require verification or enough verifiable savings to cover the sum of one full years rent. (*Roommates must qualify individually on 75% of required income.*)
- Credit Check:** Complete check of credit history will be made.  
Credit Bureau - must have more favorable credit rating.  
No open judgements or liens are acceptable.  
Application Fee - must be paid before any verification begins.  
Last Residence - prompt payment record, sufficient notice given.  
Residence at present or immediate past address for no less than six months.
- Employment:** Employment time at present or at immediate past job be for no less than six months.
- Application:** No falsification or omission of information on rental application.  
A criminal background check is performed on all applicants. Persons with felony convictions will not be accepted.
- Age:** Must be 18 years of age to contract for lease.
- Occupancy:** No more than 2 occupants in an efficiency apartment.  
No more than 2 occupants in a 1 bedroom apartment.  
No more than 4 occupants in a 2 bedroom apartment.  
No more than 6 occupants in a 3 bedroom apartment.  
  
Roommates: Each is fully responsible for the entire rental payment and all must execute the lease.  
An infant over 2 years of age is defined as an occupant.
- Cars:** No more than 2 vehicles per apartment. All motor vehicles must be operational with current tags and inspection stickers. Auto mechanical work is not permitted on the property.
- Payment:** Rent is due and payable without demand on or before the first day of each month. All payments must be made in the form of check or money order. Cash is not accepted as a form of payment.
- Equal Housing:** Non-discrimination on the basis of race, color, creed, sex, disability, familial status or national origin is the comprehensive policy of this company.
- Water Beds:** Water beds accepted with proof of insurance, deposit and prior management approval.
- Pets:** If permitted, must meet all community requirements.
- Miscellaneous:** Boat and trailers if permitted on property, must be parked in assigned areas. Recreational Vehicles and all Commercial Vehicles are not permitted to be parked on the property.

**I HAVE READ & UNDERSTAND ALL THE RENTAL POLICIES OF THIS COMMUNITY.**

Signature \_\_\_\_\_

Date \_\_\_\_\_

Rental Consultant \_\_\_\_\_

Date \_\_\_\_\_

Apartment Unit(s) No. Shown \_\_\_\_\_