

The Continent Village

Tenant Selection Policy

Equal Housing

This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation or national origin.

Identification

All visitors must present a valid driver's license or other photo identification in order to view the community. Other acceptable forms of identification are: Valid state issued ID card, valid Military ID, or valid passport.

Applicant for Residency

An application for residency must be completed and maintained for each applicant 18yrs or older who will be living in the apartment or contributing to the payment of rent.

Qualifying Standards

Rental History: Up to 24 months of rental history may be verified on present and previous residence. A positive record of prompt payment, sufficient notice, with no damages is expected. Eviction, skip, or money left owing to landlord within seven (7) years of application date may be grounds for higher deposit or denial.

Falsification of this application is automatic rejection and will result in forfeiture of all monies/deposits paid. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution if there is a mortgage.

Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one that reflects past or current bad debts, late payments, or unpaid bills, liens, judgments, or bankruptcies. Any bankruptcy within the past three (3) years that has not been discharged will require a higher deposit. If an applicant is rejected for poor credit history, the applicant will be given the name, address, and phone number of the credit reporting agency that provided the credit report (but not the contents of the credit report). An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from the reporting agency, correct any erroneous information and resubmit an application to this community.

Income: Applicants must have verifiable income source that is no less than three times the market rate of preferred apartment home. Acceptable income verification required may include two (2) current pay stubs, a notarized letter

