

RESIDENT QUALIFYING CRITERIA

Country Place Apartments

We are delighted that you are interested in leasing a dwelling in our apartment community. In order to help you in making your decision we have listed below the criteria for qualifying as a resident with us.

1. A separate rental application must be fully completed, dated and signed by each applicant and all co-applicants. Spouses can complete one rental application.
2. Each applicant must provide a government photo ID and allow it to be photocopied.
3. Applicants who are first time renters or who do not have sufficient income under paragraph 5 below, may qualify by having the lease guaranteed by a guarantor. The guarantor must have a gross monthly income of at least 5 times the monthly rent and must meet all other qualifying criteria. The guarantor must complete and sign a lease guaranty agreement. The lease may be guaranteed only by a relative or employer. Guarantors may be held responsible for the entire rent and other costs, such as damages, as long as you live at this property, even if you have roommates.
4. If applicant's family will be occupying the dwelling the family size must be appropriate for the available apartment. i.e. no more than two persons per bedroom in most circumstances.
5. Employment and monthly income must be verifiable. Total monthly income of all applicants must be three (3) times the monthly rent, otherwise, a guarantor is necessary.
6. Applications(s) may be denied occupancy for the following reasons:

Falsification of application by any applicant.
Incomplete application by any applicant.
Insufficient income (total of all applicants).
Criminal conviction history of violent or sexual crime committed by any applicant or by other occupants (including children) who plan to live in the unit.
All applicants or occupants with a felony conviction.
Poor credit history of any applicant (credit reports are obtained).
Poor rental profile of any applicant (rental history reports are obtained) - Rental history of:
Non-payment or frequent late payment
Eviction
Drug use
Poor housekeeping
Poor supervision of applicant's children
Unruly or destructive behavior by applicant, applicant's children or applicant's guests
Violence to persons or property by applicant, applicant's children or applicant's guests

We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability or familial status. I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY'S RENTAL SELECTION CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY'S RENTAL SELECTION CRITERIA OR IF I FAIL TO ANSWER ANY QUESTION OR GIVE FALSE INFORMATION, THE PROPERTY MAY REJECT THE APPLICATION, RETAIN ALL APPLICATION FEES, ADMINISTRATIVE FEES, AND DEPOSITS AS LIQUIDATED DAMAGES FOR ITS TIME AND EXPENSES, AND TERMINATE MY RIGHT OF OCCUPANCY.

Applicant Date

Owner's Representative Date