



(PLEASE READ BEFORE COMPLETING YOUR APPLICATION)

In signing the application and submitting your application fee, you are giving us the right to research the information you have given to us. Specifically,

- >To verify your RESIDENCE HISTORY for the previous three years
- >To verify your EMPLOYMENT HISTORY for the previous three years
- >To verify your CREDIT as requested by a credit bureau
- >To verify your BANK ACCOUNTS for good standing
- >To verify CRIMINAL HISTORY
- >To verify PUBLIC COURT RECORDS

This authorization continues in effect for one (1) year unless limited by state law in which case the authorization continues in effect for the maximum period, not to exceed on (1) year allowed by law.

In order to help us promptly review your application and all other relevant credit information, we ask that you complete the entire application. No line should be left blank. If a line does "Not Apply", please fill it in with "N/A". If you need to submit additional information, please do so within the 48 hour grace period.

QUALIFICATIONS

We require that every adult individual, at least 18 years of age, who resides in the apartment, have an approved application on file.

We may accept, at our sole option, in-state co-signers for a situation where applicant is a first time renter or full time student and cannot produce monthly payment history for a mortgage or rental residence.

The income required for qualifications is based on the applicant's verifiable monthly gross income. The monthly gross income requirement will vary based on the community where the application is submitted. The maximum gross monthly income requirement will be 3.5 times the amount of your monthly rent if you are the sole applicant. If there are multiple applicants leasing one rental residence, each applicant's monthly gross verifiable income must be at least 2.5 times the amount of the monthly rent. Please note; these income requirements are guidelines and can be adjusted higher or lower based on individual's debt load.

From time to time, and in management's sole discretion, management may offer to lease an apartment based on a higher security deposit to an applicant(s) who does not quite meet our criteria regarding income and/or credit.

APPROVAL

Please understand that any falsifications or omissions are a basis for immediate disapproval of the application. APPROVAL OF THE APPLICATION IS BASED ON THE SOLE DISCRETION OF MANAGEMENT. We conduct business in compliance with equal opportunity housing codes and do not discriminate based on age, race, color, religion, sex, familial status, handicap, or national origin.

In signing the application, you are aware that if the application is not approved, the application fee paid by applicant is NONREFUNDABLE.

In accepting the application, we require separate checks or certified funds for SECURITY DEPOSITS and other applicable fees.

Please acknowledge (by signing below) that you have read and understand the foregoing Lease Qualification Criteria.

RELEASE

I hereby release all parties from any liability in connection with release of such information. A facsimile or other copy of this authorization shall be sufficient for release by the aforesaid parties.

Signature: _____ Date: _____
MUST HAVE AT LEAST 24 MONTHS ADDRESS HISTORY

Present Address: _____

Previous Address: _____

Drivers License Number: _____ State: _____

Signature: _____ Date: _____
MUST HAVE AT LEAST 24 MONTHS ADDRESS HISTORY

Present Address: _____

Previous Address: _____

Drivers License Number: _____ State: _____