

QUALIFYING CRITERIA

The following criteria are equally applied to all persons, regardless of race, color, creed, religion, family and all other protected statuses. They are NOT to be sole, objective criteria whereby a manager makes decision whether or not to rent to a prospective resident. ***Photo Identification is required to be shown prior to touring our community.***

Gross Household Income: Must total a minimum of (2 ½) two and one half times the rate of the unit.

Required ID/Paperwork: (1) Valid Driver's License or Government issued ID, (2) Social Security Card or Valid U.S. Passport and (3) Last 3 pay stubs, bank statements or tax return.

If self employed, we will need one year's prior tax return and last three months bank statements.

Number of Occupants: There must be no more that (4) four residents in a two bedroom unit.

Rental History: Must be a verified, positive reference, NO Prior Evictions.

Credit History: Positive Credit required – No bankruptcies in the last 7 years unless a minimum of (3) three positive accounts have been established with no further negative accounts.

Security Deposit: Equal to half a months rent, depending upon credit history, poor credit can require up to a full months rent. Payment of the deposit holds the apartment for (2) two weeks. If lease/rent isn't signed/paid within the (2) two weeks, deposit is forfeited. ***Holding Deposit is fully refundable if the applicant is not approved or within 72 hours of submitting application.***

Application Fee: \$25 non-refundable application fee per adult, 18 and over. All residents 18 and over must submit an application.

We do NOT accept cash at any time. All monies due prior to occupancy must be paid in cashiers check or money order. Tenant representation; credit; Tenant warrants that all statements in the tenant's rental application are accurate. Tenant authorizes lesser to obtain tenant's credit report at time of application and periodically during tenancy in connection with approval, modification or enforcement of rental agreement.

Applicant Signature: _____

Date: _____

Applicant Signature: _____

Date: _____

Applicant Signature: _____

Date: _____

Applicant Signature: _____

Date: _____

Application to Rent or Lease

APPLICANT *Each Applicant over the age of 18 must complete their own application form*

PLEASE PRINT

First, Middle, Last Name	Date of Birth	Social Security #	Driver's License #
Other Names Used In The Last 10 Years	Home Phone	Work Phone	Cell Phone

ADDITIONAL OCCUPANTS *List everyone, including children, who will live with you:*

First, Middle, Last Name	Relationship To Applicant

EMPLOYMENT

	Current Employment	Prior Employment
Employer		
Address		
Employer Phone		
Job Title		
Name of Supervisor		
Dates of Employment	From: To:	From: To:
Income Per Month	\$	\$

RESIDENCE

	Current Residence	Previous Residence	Previous Residence
Street Address			
City			
State & Zip			
Dates of Stay			
Owner/Manager And Phone Number			
Reasons For Leaving			

VEHICLES

Automobiles	Make	Model	Color	Year	License No.
Motorcycles					

PERSONAL REFERENCES

In Case of Emergency, Notify	Address/City	Phone	Relationship
Close Friend			
Nearest Relative Living Elsewhere			

CREDIT INFORMATION *Please list all your financial obligations*

Name of Bank or Savings & Loan		Branch or Address		Account No.		Balance
				Checking		\$
				Savings		\$
Credit Accounts	Account No.	Address/City		Phone	Balance	Due Monthly

GENERAL INFORMATION *Check answer that applies*

- Do you smoke? YES NO
- Do you have any pets? YES NO
- Have you ever filed for bankruptcy? YES NO
- Do you have any musical instruments? YES NO
- Do you have any water-filled furniture or do you intend to use water filled furniture in the apartment? YES NO
- Have you ever been convicted for selling, possessing, distributing, or manufacturing illegal drugs or convicted of any other crime? YES NO
- Have you ever been evicted for non-payment of rent or any other reason? YES NO

Please explain any "yes" answers to the above questions:

Why are you leaving your current residence? _____

The applicant hereby applies to rent/lease Apartment # _____ at _____ for \$ _____ per month, and upon owner's approval agrees to enter into a Rental Agreement and/or Lease and pay all rent and security deposits required before occupancy.

An application fee of \$ _____ is hereby submitted for the cost of processing this application, to obtain credit history and other background information.

Applicant represents that all information given on this application is true and correct. Applicant hereby authorizes verification of all references and facts, including but not limited to current and previous landlords and employers, and personal references. Applicant hereby authorizes owner/agent to obtain Unlawful Detainer, Credit Reports, Telechecks, and/or criminal background reports. Applicant agrees to furnish additional credit and/or personal references on request. Applicant understands that incomplete or incorrect information provided in the application may cause a delay in processing which may result in denial of tenancy. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.

Applicant: _____ Date: _____
 (Signature required)



"AOA Promotes Equal Housing Opportunity"