

## **RENTAL CRITERIA**

[sample]

The comprehensive policy of [my apartment complex] is one of nondiscrimination on the basis of age, race, color, religion, sex, handicap, familial status or national origin.

**Rental Qualifications:** To qualify for rental, each unmarried adult must apply and qualify on an individual basis. A married couple can apply and qualify jointly. Applications must contain the following information:

1. **Employment Verification:** Applicant must have verifiable employment. Persons who are unemployed, self employed, retired or whose income is from alimony/child support may show proof of income in lieu of employment verification.
2. **Positive rental/mortgage history:** At least one year of rental/mortgage history (from a non-family member) within the past two years is required. Any previous court-ordered eviction or breach of lease will be grounds for rejection of application.
3. **Income Verification:** A net income of 3 times the monthly rent will be required. Roommates will each be required to have an income of 2.5 times the monthly rent. If rental history requirement is not met, an income of 4 times the rent will be required. For roommates, each individual income will be 3.5 times the monthly rent.
4. **Verifiable credit history:** A complete check of credit history will be made. Adverse credit may be grounds for rejection of the application. An applicant with no credit record may be approved with an increased deposit if income and rental history requirements are met.
5. **Background check:** A check of criminal history will be made on all applicants. Criminal convictions or adjudication withheld may be grounds for rejection of application.

### **Occupancy**

1. In a one bedroom apartment, two residents are permitted.
2. In a two-bedroom apartment, four residents are permitted.

### **Vehicles**

1. Two vehicles are permitted per apartment. All vehicles must be currently licensed and operational. No boats or trailers allowed.

### **Pets:**

One pet per apartment may be permitted but only at the time of initial application and only if the following standards are met:

1. Pet weight must not exceed 20 pounds when full grown.
2. Pet must be at least one year old.
3. A cat must be neutered and spayed prior to move in.
4. An additional deposit of \$150 is paid at the time of move in.
5. An additional rent payment of \$15 per month is paid.