



Dyersdale Village Rental Qualifying Criteria



Thank you for choosing Dyersdale Village Apartments. Please review our list of criteria.

Please note that we provide equal housing opportunity; we do not discriminate based on race, color, religion, sex, handicap, national origin, familial status, and all other protected classes as required by federal, state and local law.

_____ **A complete application required for anyone 18 years of age or older with \$40.00 application fee.** Married couples can complete one rental application and will only be charged one application fee. If a line is not filled in, or if the omission is not explained satisfactorily, we will return it to you.

_____ **Rental history must be verifiable from unbiased sources.** If you are related by blood or marriage to one of the previous landlords listed, or your rental history does not include previous landlords covering a period of at least 2 years, we will deny your application or require a qualified co-signer on your lease agreement (qualified co-signers must meet all applicant screening criteria). It is your responsibility to provide us with the information necessary to contact your past landlords. We reserve the right to deny your application if, after making a good faith effort we are unable to verify your rental history.

If you owned-rather than rented your previous home, you will need to furnish mortgage company references.

_____ **Poor references from previous landlords may result in denial of your application.** Also, your application will be denied if a previous landlord would be disinclined to rent to you again for any reason pertaining to lease violating behavior of yourself, your pets, or others allowed on the property during your tenancy.

_____ **Sufficient income/resources are required.** Your monthly gross income must equal 2.5x the amount of rental rate. We must be able to verify independently the amount and stability of your income. (For example: pay stubs, employer/source contact, or tax records. If self-employed: business license, tax returns, bank records) Notarized letters can be used for contractor's labor.

_____ **I.D must be shown. We require a photo I.D.** (a driver's license or other government issued photo identification card).

_____ **Criminal convictions for certain types of crimes will result in denial of your application.** Your application will be denied if, in the last 10 years, you had a conviction for any type of crime that would be considered a serious threat to real property or to other resident's peaceful enjoyment of the premises, including the manufacture or distribution of controlled substances. Felonies, violent or sex offender will be an automatic denial.

_____ **Certain court judgments against you may result in denial of your application.** If you have been through a court ordered eviction or had any judgment against you for financial delinquency your application will be denied.

_____ **False information** is grounds for denial. Your application will be denied if you misrepresent any information on the application.

_____ **If you withdraw** your application after we have incurred screening expenses, all money paid will not be refunded. If you get rejected for any of the reasons above, we will not refund any fees received.

_____ **All Application Fees are NON-REFUNDABLE.**

_____ **There is a non-refundable administrative fee of \$200-\$300**

I have read and understand the above rental criteria:

Applicant Signature Date

Spouse Signature Date

Owners Representative Signature

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