

Rental Qualifying Criteria

Estate Villas at Krum

12/29/2017

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

1. **No Move In Specials** given at any time. In the event a move special is offered in writing, the move in special WILL be charged back to resident in the event they are late in rent, break their lease, or are in default of any part of their lease contract.
2. **NO CASH ACCEPTED** at any time for ANY reason
3. A separate application must be completed, dated and signed by each applicant 18 years or older.
4. Each applicant must provide a government issued photo I.D. and allow it to be copied
5. If applicant's family will be occupying the apartment, the family size must be appropriate for the available
6. No more than two persons per bedroom. Occupant younger than six months old are not considered occupants of the apartment a time of lease signing, until the occupant reaches 7 months old.
7. Employment and monthly income must be verifiable. Total monthly income must be 3 times the
8. Monthly rent. All applicants income combined must meet these criteria. If one applicant is denied for any reasons below all applicants are denied.
9. Applicant(s) may be denied occupancy for the following reasons:
10. Falsification of application by any applicant
11. Incomplete application by applicant
12. Insufficient income (total all applicants)
13. Criminal conviction history of violent, drug related, sexual crime.
14. Felonies of theft, drug use or violent crimes committed by applicant or by any other occupants automatic denial. Other felonies to be reviewed on case by case basis.
15. Poor credit history of any applicant (credit reports are obtained, previous bankruptcy)
16. May requires an administrative fee and/or additional deposit
17. Poor rental profile of any applicant (rental history reports obtained). Rental history of:
18. Non-Payment or frequent late payment of rent (may require additional deposit)
19. No Evictions less than 2 year old. Must have verifiable rental history
20. Drug use
21. Poor Housekeeping
22. Poor supervision of occupants
23. Unruly or destructive behavior by applicant, occupants and guest
24. Violence to persons or property by applicant, occupants & guest

We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability or familial status.

I HAVE READ AND UNDERSTAND THE ABOVE RENTAL CRITERIA

_____ Applicant	_____ Date	_____ Applicant	_____ Date
_____ Applicant	_____ Date	_____ Applicant	_____ Date
_____ Applicant	_____ Date	_____ Owners Rep.	_____ Date

