

## QUALIFICATIONS FOR APPROVAL

**Applicant(s) must meet the following criteria for approval:**

- 1 A minimum of 2 years excellent credit history, minimum of 2 accounts.
- 2 A minimum of 2 years excellent employment history, applicant must show proof of income, E.g. - tax returns, bank statements, paystubs.
- 3 Applicant(s) must have a valid social security number. (Or a co-signer with a valid social security number.)
- 4 Applicant(s) must make equal 3 times the amount of the rent in combined monthly Income for a minimum of 2 years
- 5 Qualifying criminal background investigation.

If applicant fails to meet any of the above criteria, the amount of deposit will be equal to one month's rent or higher upon manager's discretion, or can be declined based on the above criteria.

Applicant(s) may choose or be asked to have a co-signer. The co-signer must submit a completed application with the application fee and must meet all of the above-mentioned qualifications in addition to a minimum of two years excellent rental history or mortgage history. The co-signer must sign the lease before the proposed move-in date.

**The amount of deposit automatically becomes equal to one month's rent or higher upon manager's discretion.**

A non-refundable application fee of \$100.00 per applicant is required for everyone 18 and over.

After application has been approved, if for any reason the applicant(s) must cancel, the landlord is entitled to a sum equal to 50% of one month's rent.

The deposit, first month's rent and application fee(s) must be paid by cashier's check or money orders only. No other forms (cash, personal check or credit card) will be accepted.

Upon approval, if applicant moves in on the 15th day of the month or later, the applicant is responsible for the prorated rent for the present month as well as the rent in full for the following month.

All applications and terms are subject to manager's approval.

It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status or national origin.

**\*\*\*\*Prices and availability subject to change without notice\*\*\*\***

Applicant is required to submit a copy of most recent paycheck stub and prior W-2 form and or tax returns for two years. If paycheck stub is not available then a bank statement may be acceptable. If self-employed, applicant must submit a letter from accountant that shows year to date income in addition to two years of tax returns. These documents must be provided within two days of submitting an application.

### Criminal Background Criteria

A criminal background check will be run on all Applicants. An applicant may be automatically denied in the event the applicant(s) have ever been convicted of a felony or misdemeanor for a crime against a person, another person's property or against society. The applicant(s) may also be declined if they have not received adjudication withheld or has been charged with a felony or misdemeanor offense(s) within the past (7) years for a crime against a person, another person's property or against society. An automatic denial can occur should an applicant appear on the list of known terrorist and wanted fugitives as proved by the Office of Foreign Asset Control (OFAC), federal agencies to include the FBI or other state and local law enforcement agencies. An automatic denial can also occur should the applicant have been convicted of a felony in the following categories:

Homicide related offenses, kidnapping/abduction related offenses, sex related offenses, arson related offenses, burglary/breaking and entering related offenses, robbery related offenses, drug/narcotic related offenses, and peeping tom related offenses. Additionally, any applicant who is a sex offender registrant with the Florida Department of Law Enforcement or any other state will be denied whether or not its adjudication was withheld or the offense resulted in a felony conviction. Misdemeanor convictions, other than sex offender registrants, will be considered eligible five years after conviction for such misdemeanor conviction. Misdemeanor charges which result in adjudication withheld will be considered on a case by case basis but in no event shall result in disqualification if such finding adjudication withheld on a misdemeanor offense has occurred over five years from the date of the application with the exception of sex offender registrants.

The applicant agrees that the lease can be terminated in the event the applicant, after moving onto the property, is convicted of a felony or misdemeanor for a crime against a person, another person's property or against society, and/or appears on the list of known terrorists and wanted fugitives.

Note: This requirement does not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of felony or are not subject to deferred adjudication for a felony.

**I have read and understand all of the above qualifications for approval.**

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent for Landlord