RENTAL POLICY

EQUAL HOUSING: Non-discrimination on the basis of race, color, sex, national origin, religion, handicapped, or family status. Must be a legal U.S. citizen or complete a Supplemental Rental Application for Non-U.S. citizens.

INCOME: Monthly Income must exceed three (3) times the monthly rent. Any other income will require written verification.

RENTAL: Verification of application information including credit, rental, employment and criminal histories. The nonrefundable application fee is paid by the applicant(s) for verification of the below information. Any applicant(s) declined, for any reason, may not reapply without management approval.

CREDIT Bureau – satisfactory Credit Bureau rating.
RENTAL - Present and previous residences verified for prompt payment, sufficient notice, and Rental issues. Person(s) with no rental history will be required to have a qualifying guarantor.
EMPLOYMENT - Stable employment and income verified.
CRIMINAL – We reserve the right to refuse to rent to known convicted sex offenders or felons.

AGE: Must be 18 years of age or older. Anyone under the age of 21 must have a guarantor.

OCCUPANCY: A total of two people are allowed per bedroom.

RENTER'S INSURANCE: We strongly recommend that all residents carry a Renter's Insurance policy. The property owner/leasing office is not responsible for any loss or damage to personal property.

ANIMALS: ***NO PETS ALLOWED***, without written permission and $20 monthly pet rent per animal & a $350.00 Pet Deposit (refundable) per animal. For properties that accept Dogs – No Pit Bull, Rottweiler, or Dobermans allowed – No Exceptions. There is also a 2 dog maximum.

APPLICATION FEE: There is a $30.00 non-refundable application fee per person over the age of 18.

SATELLITE CABLE SERVICE: If using satellite dish service, dish must be mounted on a pole. $100 penalty per offense. Management will remove dish from home and/or roof. Tenant will bear all costs.

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY'S RENTAL SELECTIO0N CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY'S RENTAL SELECTION CRITERIA OR IF I FAIL TO ANSWER ANY QUESTIONS OR GIVE FALSE INFORMATION, THE PROPERTY MAY REJECT THE APPLICATION, RETAIN ALL APPLICATION FEES, ADMINISTRATIVE FEES, AND DEPOSITS AS LIQUIDATED DAMAGES FOR ITS TIME AND EXPENSE, AND TERMINATE MY RIGHT OF OCCUPANCY.

X_____	_____	_____	_____
Applicant	Date	Applicant	Date
X_____	_____	_____	_____
Applicant	Date	Applicant	Date
_____	_____		
Owner's Representative	Date		