

## Choice Properties, LLC

## Equal Housing Opportunity

Our policy is to investigate everyone applying for residency in any property managed by CPLLC. Each resident must qualify on his/her own ability. Management reserves the right to deny residency. Your application will be evaluated by investigating each of the following:

### Rental History

At least 6 months of rental history is required. Late payments and returned checks as well as landlord recommendations will be considered in your rental verifications. An applicant with a balance owed to any apartment or landlord will not be accepted.

### Employment History

Your employment and employment history must be verified. Less than 6 months history will require 2 months security deposit. Most current copies of at least 30 days of proof of income must be provided with your application.

### Credit History

A full credit report is retrieved by a credit bureau. We currently use Equifax. Our minimum score is 620. Lesser scores may be considered with additional security deposit but final decision is at discretion of management depending on credit report. Scores under 580 will not be considered.

### Criminal Background Check

The applicant and all occupants of age 18 or older must have no arrests, convictions or deferred adjudications for a felony or misdemeanors including but not limited to any weapons charge, burglary, sex crime, assault or criminal trespassing charge. This requirement does not constitute a guarantee or representation of the neighborhood in which applicant is attempting to secure housing.

### Application Fee

A \$40 non-refundable application fee is required per applicant (lease holder) to process the application. No applications will be processed without payment. Married couples are only required to pay one fee to have a joint credit report.

### Deposit

**Security deposit is 1 month's rent and cannot be used as last month's rent.**

### Occupancy Standards

One bedroom: two people maximum. Two bedrooms: four people max. Three bedrooms: six people max. Four bedrooms: Eight people max.

### Pet Policy

Generally pets are not permitted in any of our properties unless specially permitted by the owner. If permitted, a non-refundable pet fee is required when the lease is executed and the security deposit can be increased to two months rent. Certain dogs such as Chows, Rottweilers, Dobermans, Pitt Bulls and German Shepard's are not permitted on the property for any reason. Pitt Bull is defined as any of the following: Staffordshire Terrier, American Staffordshire Terrier, American Pit Bull Terrier and American Bulldog. All exotic animals are excluded. Vet papers and picture of pet are required. A maximum of 2 animals.

### Consent

"I authorize CPLLC to obtain a credit report or any other information deemed necessary for the purpose of evaluation my application. This may include but not limited to, credit, civil and criminal records, rental history, employment/salary details, and/or any other necessary information. I hereby release CPL and Landlord and understand that my application information may be provided to various local, state and/or Federal government agencies, including without limitation, various law enforcement agencies."

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Applicant

Date

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Applicant

Date