

Qualification Acknowledgement

To help you choose your new home, here is a list of residency qualification guidelines. Our policy is to require everyone over 18 to be a leaseholder; therefore, must be approved as a leaseholder. Very limited exceptions to qualification standards are made, which include but are not limited to the following criteria:

Identification: Applicant must present a valid government issued photo identification card for each person age 16 years and older that will be living in the property.

Income: All applicants must have a combined verifiable source of income in an amount in accordance with our current guidelines which is no less than two point five (2.5) times the rental rate and a debt-to-income ratio of 60% (Sixty Percent) or less. If an applicant has no income or does not qualify, a guarantor that qualifies and is approved must be obtained.

Credit History: Our credit reporting agency evaluates credit and rental history against indicators of future rent payment performance. An unsatisfactory finding may result in the requirement of an additional deposit, guarantor, or denial. We require a credit score of 650 or more. Please contact us for further information.

Guarantors: If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount no less than five (5) times the rental rate. A guarantor may be accepted for lack of rental history, lack of credit, or lack of income. The guarantor must pay an application processing fee, sign the Guarantor Addendum, reside in the United States, and may be subject to criminal screening.

Criminal History: Our investigation includes criminal background screening. Criminal records must contain no convictions for felonies for crimes within the past 10 years involving violence against persons, damage or destruction of property, manufacture or distribution of controlled substances and no sexual offenses ever. It is possible your application may be denied due to criminal convictions or charges. We conduct background screening on leaseholders and occupants.

Occupancy: The maximum number of residents permitted to dwell in a home shall not exceed two (2) occupants per bedroom plus one (1).

Pets: Pet restrictions vary at each home and must be approved. The following breeds are considered restricted: Pit bull (Staffordshire Terrier), Rottweiler, Chow, German Shepherd, Doberman Pinscher, Akita, Alaskan Malamute, and Wolf-hybrid. If you have pets, please ask for further details. Max 2 pets per unit.

Fair Housing Statement: We are committed to compliance with all federal, state, and local fair housing laws. We follow a universal equal housing policy and do not discriminate based on race, color, age, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, marital status, or any other protected class under local law. All persons involved with the leasing and operation of residences are provided with diversity training on fair housing laws and our corporate policies.

ADA Statement: We and the owners are committed to compliance with the Americans with Disabilities Act by allowing the modification of existing premises for reasonable accommodations at the expense of the disabled person, if the disabled person agrees to restore the premises at their own expense to the pre-modified condition provided the modification would not affect the use and enjoyment of the premises for future tenants.

Approval: We review guests on a first come / first served basis. Reviews do not begin until an application is completed and all required information has been provided.

Some properties may have additional or higher qualifications please inquire.



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_____ "Applicant 1" Signature: {NAME}	_____ Date	_____ Applicant 2" Signature: {NAME}	_____ Date
_____ "Applicant 3" Signature: {NAME}	_____ Date	_____ Applicant 4" Signature: {NAME}	_____ Date

_____ "Landlord" Signature: Name, Property Manager PMI Willow Glen	_____ Date
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