

### Vista Vere Sunrise Renter Qualifications

- 1) We require a valid state or federally issued photo ID or valid passport from all adults applying for residency. Every applicant over the age of 18 must fill out an application and sign the lease agreement.
- 2) In order to be approved, all applicants must provide:
  - a. Valid Social Security Number
  - b. Bank references (copy of the last 3 months/6 paystubs)
  - c. Good credit history (five or more R1's, I1's, O1's)
  - d. Landlord information for verification of payment history, etc.
  - e. Employment history for one to three years at previous employment. All applicants will be required to show proof from their employer substantiating the income claimed on application or pay stubs for at least six (6) consecutive months of employment. Total income must equal three times rent plus expenses. If self-employed or retired, applicant must provide proof of income by furnishing copies of tiled Federal Tax Returns for the past two (2) years, or a notarized statement from applicants CPA or attorney.
- 3) Maximum two (2) persons plus one per one-bedroom residence; Maximum four (4) persons plus one per two-bedroom residence; Maximum six (6) persons plus one per three-bedroom residence.
- 4) No cosigners accepted.
- 5) Only two (2) pets allowed in each residence, maximum of 50 lbs. "mature" weight. Please bring a photo of pet, along with license and all required pet documentation at time of reservation.
- 6) No commercial vehicles allowed (commercial plates, visible signage, equipment). No boats, trailers, jet skis, or motor homes are to be kept on the property at any time.
- 7) Waterbeds are only allowed with proof of adequate insurance covering damage to others, including landlord.
- 8) No utilities (water, electricity, cable, etc.) are included.

Your application for residency may be rejected if a criminal background check reveals a listing as a Sexual Predator or Offender, certain felony convictions, pending felony charges, guilty pleas to a felony, or a conviction for any of the following misdemeanors within the last 5 years:

Burglary, attempted burglary of vehicle, attempted theft of a person, attempted theft over \$200, criminal mischief over \$200, unlawful carrying of a weapon, pornography, physical

assault, sexual assault, enticing injury to or obscenity with a child, cruelty to animals, forgery, terror threat, obscenity, incident exposure, and/or sexual molestation.

Consideration will be given to the nature of the offense and the time since the conviction.