Rental Requirements and Qualifications

PRG Real Estate Management and Summerville Station Apartment Homes supports The Fair Housing Act as amended, prohibiting discrimination in housing on race, creed, color, religion, sex, national origin, handicap, familial status or sexual orientation. Lease Holder(s) must be 18 years or older and an application must be submitted by each applicant over the age of 18, even if living with a parent or guardian. The following qualification standards will be required from every prospective resident.

Number of Occupants: Two Person Maximum Occupancy per Bedroom (unless otherwise dictated by State or Federal law).

Automatic Denial: Applicant will be denied if any of the following:

- False Social Security Number (SSN)
- Housing Debt
- Unpaid Eviction
- No Valid Photo Identification
- Any Type of Open Bankruptcy

Credit Scoring: Information about you and your credit experiences, such as your bill-paying history, the number and type of accounts that you have, late payments, collection actions, outstanding debt, and the age of your accounts is collected from your credit report. An automated credit scoring system determines your credit score, which establishes any further verification needed and your security deposit amount.

Rental History: Applicant must have twelve (12) months verifiable residence history. Documental lease violation will result in denial. Any negative rental history at a PRG community will result in denial. Less than 12 month rental history will result in higher security deposit or denial.

Employment: Applicant must have twelve (12) months verifiable employment history or confirmation of full-time student (minimum 9 hours). Qualifying student requires guarantor. Less than 12 month employment history will result in higher security deposit or denial.

Income: Lease Holder(s) monthly gross income must be 3 times the monthly rent amount. Guarantor/co-signor monthly gross income must be five (5) times the monthly rent amount. Income must be verified by one or more of the following:

- Employer
- Two (2) most recent paycheck stubs
- Court documents
- Two (2) most recent bank statements, CPA, or last year tax return if self employed

Criminal History: Applicant will be denied if:
Felony conviction, serving deferred adjudication or case pending, no time limit.
Misdemeanor conviction, serving deferred adjudication or case pending for the following:
Theft of property (exclude checks), damage to property, drug violation if within 7 years from completion of sentence.
Violence, Injury to persons or sexual offense no time limit.

Roommates: Qualify for income jointly; each roommate must qualify individually in all other areas.

Animals: We will gladly provide you with a copy of our property's Pet Policy for your review upon request.

Utilities: Electricity must be set up in the resident's name prior to move-in. Additionally, residents are billed for water, sewer and trash.

Insurance: Personal liability insurance in the amount of $100,000 is required for tenancy.

Application/Lease Fees: Application fee is $ 35 per applicant and $ 35 for a co-signer. The non-refundable reservation fee to reserve an apartment is $100. The standard security deposit is $150. Depending on the credit score, the amount of the required security deposit may be increased to one-half month's or one full month's rent. The application fee, reservation fee and initial move-in costs must be in the form of certified check, cashiers check, credit card or money order. Applications are valid for thirty days, after which a new application must be completed and new application fee(s) paid.

Cancellations: **Reservation fees will only be refunded for denied applicants. The application fee is non-refundable. No reservation fee or other monies will be refunded for cancellations once an application has been approved and an apartment reserved, as it will be forfeited as liquidated damages.**

I/We have read and understand the Rental Requirements and Qualifications above, authorize verification of the application information and understand that falsification of rental application information will result in denial. This criteria does not ensure that all individuals residing or visiting the community conform to these standards. I/We agree to all terms stated above

Applicant signature	Date	Agent for owner	Date
Applicant signature	Date	Applicant signature	Date