PRG

Rental Requirements and Qualifications



Applicant signature	Date	Applicant signature	Date	
Applicant signature	Date	Agent for owner	Date	
understand that falsifica	erstand the Rental Requirements and Qualifications ation of rental application information will result in ity conform to these standards. I/We agree to all te	denial. This criteria does r		
<u>Cancellations:</u>	Deposits will only be refunded on denied applicants, less the application fee. Deposits will not be returned for cancellations once an application has been approved, and will be forfeited as liquidated damages.			
Renter's Insurance:	Woodcreek Apartments requires that all new residents provide proof of \$100,000 personal liability coverage as a condition of tenancy. Personal liability coverage offers you protection if you are legally responsible for injury to another person or for causing damage to another person's property. You may also consider obtaining a renter's insurance policy that also adds coverage for your personal belongings. This will protect you from losses resulting from fire, theft, vandalism and windstorm.			
Application Fees:	Application fee is \$45 per applicant and \$45 for a co-signer. Additionally, a non-refundable admin/redecoration fee of \$150.00 is due as additional move-in costs. The standard security deposit is \$500. Depending on the credit score, the amount of the required security deposit may be increased to \$750 or up to \$1000. We also offer an approval fee option and monthly non-refundable fee to avoid paying a deposit. The deposit and initial move-in costs must be in the form of certified check, cashiers check or money order. Applications are only good for 30 days; an additional application fee will be required after this period.			
Utilities:	Electricity must be set up in the resident's name prior to move-in.			
Animals:	Pets are permitted at Woodcreek Apartments. Certain vicious breeds are prohibited such as Pit Bulls, Rottweiler's, Dobermans, German Shepherds, Chows, and any mixed breed dog with identifiable characteristics specific to one of these breeds. A onetime non-refundable pet fee of \$299 is charged, as well as pet rent of \$15/month.			
Roommates: Qualify for income jointly; each roommate must qualify individually in all o			S.	
	Felony conviction, serving deferred adjudication or content of property (exclude checks), damage to prope Violence, Injury to persons or sexual offense no time Misdemeanor conviction, serving deferred adjudication Theft of property (exclude checks), damage to prope Violence, Injury to persons or sexual offense no time	rty, drug violation if within 10 y limit. on or case pending for the follo rty, drug violation if within 7 ye	wing:	
Criminal History:	must be five (5) times the monthly rent amount. Income must be verified by one or more of the following: - Employer - Court documents - Two (2) most recent paycheck stubs - Two (2) most recent bank statements, CPA, or last year tax return if self employed Applicant will be denied if:			
Income:	Lease Holder(s) monthly gross income must be <u>3</u> tim	es the monthly rent amount. C		
Employment:	Applicant must have twelve (12) months verifiable en (Minimum 9 hours). Qualifying student requires guar	on this verifiable employment history or confirmation of full-time student ent requires guarantor.		
Rental History:	report. An automated credit scoring system determines your credit score, which establishes any further verification needed and your security deposit amount. More than 73.4% negative credit will end in denial. Applicant must have twelve (12) months verifiable residence history. Documental lease violation will result in denial.			
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			
Automatic Denial:	Applicant will be denied if any of the following: - False Social Security Number (SSN) - Housing Debt - Unpaid Eviction	=	4% negative credit. convictions. (see details below)	
Number of Occupants:	Two Person Maximum Occupancy per Bedroom (unle	ss otherwise dictated by State o	or Federal law).	
sex, national origin, handic	nt and <u>woodcreek</u> supports <u>The Fair Housing Act</u> as amen ap, familial status or sexual orientation. Lease Holder(s) i 8, even if living with a parent or guardian. The following o	must be 18 years or older and a	an application must be submitted by each	

Revised: April 09