

Number of Occupants:

## **Rental Requirements and Qualifications**



PRG Real Estate Management and Lakecrest Apartments supports <u>The Fair Housing Act</u> as amended, prohibiting discrimination in housing on race, color, religion, sex, national origin, disability, familial status or other basis prohibited by local, state or federal law. 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.

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

<ul> <li>No Valid Photo Identifi</li> <li>Any Type of Open Ban</li> <li>Credit Scoring:</li> <li>Information about you and you have, late payments, coreport. An automated credit amount. Negative credit his criteria. (Minimum security 40–69.9 = 1 month's rent, 40–69.9 = 1 month's rent,</li> <li>Rental History:</li> <li>Applicant must have twelve denied if their rental history 12-month rental history will recommendation.</li> <li>Employment:</li> <li>Applicant must have twelve less than 12-month employ recommendation.</li> <li>Income:</li> <li>Lease Holder(s) monthly grot lease holder(s) that cannot promothly gross income must following:</li> <li>Employer</li> <li>Two (2) most recent pay Court documents</li> <li>The for property (exclude of Violence, Injury to persons (exconvictions include guilty pay Court documents)&lt;</li></ul>	mber (SSN) nancy for Nonpayment of Rent or Lease Violation ation ruptcy our credit experiences, such as your bill-paying history, the number and type of accounts that lection actions, outstanding debt, and the age of your accounts is collected from your credit scoring system determines your accuscore and provides a recommended security deposit cory may result in a higher security deposit or denial in accordance with pre-established move-in eposit based on accuscore: 0-29.9 = regular deposit, 30-39.9 = ½ month's rent,
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lease holder(s) that cannot provide gross income must following:         > Employer         > Two (2) most recent provide group for the composition of the com	ss income must be three (3) times the monthly rent amount. Guarantors are permitted for any
monthly gross income must following:>Employer>Two (2) most recent pa>Court documents>Two (2) most recent baCriminal History:Applicant will be denied if: Felony conviction* or servin Theft of property (exclude of Violence, Injury to persons Misdemeanor conviction or Theft of property (exclude of Violence, Injury to persons of *Convictions include guilty p Roommates:Roommates:Qualify for income jointly; e We will gladly provide you w Jtilities:	rovide proof of income of three (3) times the monthly rent amount. Guarantor/co-signor
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<ul> <li>Two (2) most recent particular for the particular formula for the particular formula form</li></ul>	
<ul> <li>Court documents</li> <li>Two (2) most recent back</li> <li>Two (2) most recent back</li> <li>Criminal History:</li> <li>Applicant will be denied if: Felony conviction* or servin Theft of property (exclude of Violence, Injury to persons Misdemeanor conviction or Theft of property (exclude of Violence, Injury to persons of *Convictions include guilty persons of *Convictions incl</li></ul>	
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*Convictions include guilty provide	necks), damage to property, drug violation if within 7 years from completion of sentence.
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nimals:We will gladly provide you wItilities:Electricity must be set up in	eas, pleas of no contest, and Alford pleas.
Itilities: Electricity must be set up in	ch roommate must qualify individually in all other areas.
	th a copy of our property's Pet Policy for your review upon request.
rersonal liability insurance i	he resident's name prior to move-in. Additionally, residents are billed for water and sewer.
Application / ease Fees:	the amount of \$100,000 is required for tenancy. Point of Lease monthly insurance is available. pplicant and \$50 for a co-signer. The non-refundable reservation fee to reserve an apartment is
	iplicatic and a pollor a co-signer. The non-refundable reservation fee to reserve an abartment is
	deposit is \$250. Depending on the credit score, the amount of the required security deposit may
	deposit is \$250. Depending on the credit score, the amount of the required security deposit may th's or one full month's rent. The application fee, reservation fee and initial move-in costs must
Cancellations: Reservation fees will only be other monies will be refund	deposit is \$250. Depending on the credit score, the amount of the required security deposit may oth's or one full month's rent. The application fee, reservation fee and initial move-in costs must eck, cashiers check, credit card or money order. Applications are valid for thirty days, after which
be forfeited as liquidated da	deposit is \$250. Depending on the credit score, the amount of the required security deposit may nth's or one full month's rent. The application fee, reservation fee and initial move-in costs must eck, cashiers check, credit card or money order. Applications are valid for thirty days, after which mpleted and new application fee(s) paid. refunded for denied applicants. The application fee is non-refundable. No reservation fee or d for cancellations once an application has been approved and an apartment reserved, as it will
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understand that falsification of rental application inf	deposit is \$250. Depending on the credit score, the amount of the required security deposit may nth's or one full month's rent. The application fee, reservation fee and initial move-in costs must eck, cashiers check, credit card or money order. Applications are valid for thirty days, after which mpleted and new application fee(s) paid. refunded for denied applicants. The application fee is non-refundable. No reservation fee or d for cancellations once an application has been approved and an apartment reserved, as it will

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