

Rental Requirements and Qualifications



PRG Real Estate Management and Chinoe Creek 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.

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
	Termination of Prior Tenancy for Nonpayment of Rent or Lease Violation
	> 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 accuscore and provides a recommended security deposit
	amount. Negative credit history may result in a higher security deposit or denial in accordance with pre-established move-in
	criteria. (Minimum security deposit based on accuscore: $0-29.9 = \text{regular deposit}$, $30-39.9 = \frac{1}{2}$ month's rent,
	40-69.9 = 1 month's rent, 70 and up = denial)
Rental History:	Applicant must have twelve (12) consecutive months of verifiable residence history over the past year. Applicants will be
	denied if their rental history reveals any serious lease violations or repeated minor violations. Any applicant with less than a
	12-month rental history will be required to pay a security deposit that is one tier higher than the credit score
	recommendation.
Employment:	Applicant must have twelve (12) consecutive months of verifiable employment history over the past year. Any applicant with
	less than 12-month employment history will be required to pay a security deposit that is one tier higher than the credit score
	recommendation.
Income:	Lease Holder(s) monthly gross income must be three (3) times the monthly rent amount. Guarantors are permitted for any
	lease holder(s) that cannot provide proof of income of three (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
	 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: Felory conviction*, case panding or conving deformed adjudication including but not limited to the following:
	Felony conviction*, case pending or serving deferred adjudication including but not limited to the following: Theft of property (exclude checks), damage to property, drug violation & weapons if within 10 years from completion of
	sentence. Violence, Injury to persons or sexual offense no time limit.
	Misdemeanor conviction, case pending or serving deferred adjudication including but not limited to the following:
	Theft of property (exclude checks), damage to property, drug violation & weapons if within 7 years from completion of
	sentence. Violence, Injury to persons or sexual offense no time limit.
	*Convictions include guilty pleas, pleas of no contest, and Alford pleas.
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 & trash.
Insurance: Application/Lease Fees:	Personal liability insurance in the amount of \$100,000 is required for tenancy. Point of Lease monthly insurance is available. Application fee is \$ 50 per applicant and \$ 50 for a co-signer. The non-refundable reservation fee to reserve an apartment is
Application/ Lease rees.	\$150. The standard security deposit is \$250. 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.
<u>Cancellations:</u>	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.
	erstand the Rental Requirements and Qualifications above, authorize verification of the application information and
	ition of rental application information will result in denial. This criteria does not ensure that all individuals residing
or visiting the communit	ty 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