

**RESIDENT QUALIFYING CRITERIA
FOR Vance J. Elliott Realty Group**

We are delighted that you are interested in leasing a dwelling in our apartment community. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

1. A separate rental application must be fully completed, dated, and signed by each applicant and all co-applicants. Spouses can complete one rental application.
2. The rental applicant will be reviewed when submitted to ensure we have all information needed to determine your eligibility.
3. Each applicant must provide government photo identification and allow it to be photocopied.
4. Applications who are first- time renters or who do not have sufficient income under paragraph 6 below, may qualify by having the lease guaranteed by a guarantor. The guarantor must have a gross monthly income of at least 3 times the monthly rent and must meet all other qualifying criteria. The guarantor must complete and sign a lease guaranty agreement. The lease may be guaranteed only by a relative or employer.
5. If applicant’s family will be occupying the dwelling, the family size must be appropriate for the available apartment, i.e., no more than two persons per bedroom.
6. Employment and monthly income must be verifiable. Total monthly income of all applicants must be 3 times monthly rent. (Otherwise, a guarantor is necessary.)
7. Applicant(s) may be denied occupancy for the following reasons
 Falsification of application by any applicant
 Incomplete application by any applicant
 Insufficient income (total of all applicants)
 Criminal conviction history of violent or sexual crime committed by an applicant or by other occupants (including children) who plan to live in unit
 Poor credit history of any applicant (credit reports are obtained; previous bankruptcy requires an additional security deposit equal to double deposit).
 Poor rental profile of any applicant (rental history reports are obtained). Rental history of: Non-payment or frequent late payment of rent
 Eviction
 Drug Use
 Poor housekeeping
 Poor supervision of applicant’s children
 Unruly or destructive behavior by applicant, applicant’s children or applicant’s guests
 Violence to persons or property by applicant, applicant’s children or applicant’s guest

We do not discriminate on the basis of race, color, creed, religion, sex, nation origin, disability or family status.

I HAVE READ AND UNDERSTAND THE ABOVE RENTAL CRITERIA.

Applicant

Date

Applicant

Applicant

Owner’s Representative

:

8.