



LEASING QUALIFICATIONS AND REQUIREMENTS

EQUAL HOUSING

All Management Advantage properties subscribe to Fair Housing and will not discriminate on the basis of race, color, creed, religion, sex, handicap, familial status, national origin, or age.

AVAILABILITY

Applications for apartments will be accepted on a first come, first served basis and subject to the availability of the apartment type requested. Preferences are not guaranteed. Rental rates are subject to change at any time and without notice.

RENTAL APPLICATIONS

Applications must be completed and maintained for each prospective resident 18 years of age and over who will be living in the apartment. Any false information will constitute grounds for rejection of the application and the lease will be nullified. A criminal background, credit check and employment check will be completed on each applicant.

QUALIFYING STANDARDS

1. Applicant must not have any unfavorable criminal history. Unfavorable criminal history will be determined by owner/agent.
2. Applicant must have a verifiable social security number.
3. Applicant must provide verification of employment of at least 6 months. If not, then 1-year previous employment. In lieu of employment, verification of income must be provided (previous year's W-2 forms, court-ordered support). We must be able to verify employment start (and end) date as well as income.
4. If self-employed, the previous year's tax return and a bank statement showing adequate cash collateral to cover rental expenses must be provided.

5. Negative rental, mortgage or employment information will disqualify an applicant.
6. Applicant must be the legal lessee and have favorable references from previous landlords of at least one year. Favorable is defined as: timely payment history, no violations of management rules, fulfillment of lease obligations, and no record of disruptive behavior. We reserve the right to reject an application based on unfavorable references from a previous landlord. Any applicant that has been the defendant in an eviction proceeding, or has an outstanding balance owed to another apartment community or landlord, will not be approved.
7. Rent to income ratio cannot exceed 35%.
8. The security deposit and application fee must accompany applications.
9. Applicants must have recorded and verifiable current credit status based on the following:
 - Based on RentGrow's TotalScreen Policy Recommendation, applicants may be denied based on credit. If RentGrow's Policy Recommendation rejects an applicant based on credit, the recommendation will be overridden if the credit problems are exclusively medical.
 - Credit history for each applicant must have at least 50% favorable credit. Favorable credit will be determined by owner/agent.
 - Applicants currently in Chapter 13 bankruptcies cannot be accepted. Applicants with a discharged bankruptcy (Chapter 7 or 13) must have at least one year of good credit and provide documentation of discharge.
10. Persons from countries other than the USA must provide a Visa, Passport, or other legal documentation. An additional security deposit may be required.
- 11. Payment in full:** Pre-payment of the full lease term no less than 6-months in advance rent will override a rejection or a co-signer recommendation due to credit or income. Security deposit will be the equivalent of 1-month's rent. Advance payment is not

applicable to applicants who have been denied as a result of a criminal check, open bankruptcy or prior evictions.

GUARANTOR/CO-SIGNER

If applicant has not established, or has unfavorable credit or residential history, or is a full-time student, a co-signer may be required. The co-signer must meet all the requirements and complete an application. The co-signer must sign the lease, and is advised that he/she is individually responsible as well as jointly responsible for all obligations as outlined in the lease.

Co-Signers will be allowed for verifiable full/part time students attending an accredited college or university. Co-signers will also be accepted for applicants who do not meet the rent to income ratio or RentGrow’s TotalScreen Policy Recommendation due to a moderate or high level of credit problems.

DEPOSITS

Additional security deposits equivalent to ½ or 1 full month’s rent may be required based on credit experience as determined by RentGrow’s TotalScreen Policy Recommendation.

PETS

Two pets per apartment maximum, with a \$200 refundable pet deposit and a \$20 a month, per pet, fee. The combined weight of 2 dogs housed in an apartment is not to exceed 80 lbs. The following are known aggressive dog breeds and are prohibited: Rottweiler, Pit Bull (American Staffordshire Terrier), Chow Chow, Doberman and German shepherd.

Any mixed breeds will be determined by physical characteristics of the dominant breed.

Pet owners must provide a statement from veterinarian stating the breed type of dog.

Management reserves the right to reject any pet.

Not all Management Advantage communities accept pets; please check with the Leasing Consultant for specific property information.

Applicant Name _____ Applicant Signature _____

Co-Applicant Name _____ Co-Applicant Signature _____

Co-Applicant Name _____ Co-Applicant Signature _____