



RENTAL APPLICATION



RESIDENTIAL RENTAL CRITERIA

IDENTIFICATION

1. All applicants must have government-issued or University photo I.D.
2. An applicant's social security number or Passport is required.
3. Applicants who are citizens of another country must provide: (1) a passport; (2) the INS document that entitles the applicant to be in the United States, and (3) proof of employment in this country, or an I-20 verifying student status and proof of enrollment. If you cannot provide proof of enrollment at the time your application is submitted, your approval may be conditioned upon submitting proof of enrollment as soon as it becomes available. If proof of enrollment is not submitted within 7 days of lease execution, Landlord may, at its option, terminate the lease and resident's right to possession of the premises.
4. Management will require a photocopy of the applicant's identifying documents including government ID, passport, and/or visa.

CRIMINAL HISTORY

Have you been convicted of a crime in the last seven years or are you currently being charged a crime? Check the applicable box below.

NO

YES, I WAS CONVICTED OF OR AM CURRENTLY BEING CHARGED WITH _____

Application may be rejected based on the discovery of the following convictions:

1. All felonies
2. Sex-Related Crimes
3. Misdemeanors involving injury to persons
4. Misdemeanors involving burglary or theft of property
5. Having a record of being a registered Sex Offender
6. Arrests for any assault, felony, sex-related crime, or criminal violation involving the sale or manufacture of illegal drugs that was resolved by conviction, court-ordered community supervision or pretrial diversion.

GUARANTOR CREDIT REQUIREMENTS (for Applicants with Guarantors)

1. The Guarantor must be a US Citizen, or have acceptable, verifiable credit in the US
2. The Guarantor's gross monthly income (including all sources of income) must meet the minimum requirement of four (4) times the amount of the monthly rental rate.
3. A credit report will be processed on each Guarantor by a third party screening company.
4. The Guarantor's overall credit score will be calculated based on the following criteria and guidelines:
 - a. The applicant's past two years of credit must comprise of an acceptable accounts ratio.
 - b. Non-established credit history may have an adverse effect on the overall credit score.
 - c. Bankruptcies and Delinquent accounts will have an adverse effect on the overall credit score, however Foreclosures and Medical accounts will not be taken into consideration nor affect the overall credit score.
 - d. The Debt to Income ratio (Calculates the Guarantor's outstanding debt as a percentage of income).
 - e. A FICO score is a numerical score calculated by the credit bureaus based on payment history, amount owed, length of credit history, new credit and types of credit used.
5. A poor credit score may be acceptable with the pre-payment of the annual rent or an additional deposit.

REQUIREMENTS (for Applicants without Guarantors)

If Tenant cannot produce a qualified guarantor, Landlord may, at their discretion, accept the following payments:

- a. Four months of rent due with the security deposit per the lease
- b. Four months of rent due on or before the first payment due on the lease
- c. Four months of rent due on or before December 1st of the lease term

REJECTION POLICY

If your application is denied due to negative and adverse information being reported you may,

1. Request a copy of your consumer credit report from the credit reporting agency.
2. Request a correction of the information if you deem said information to be inaccurate.

ACKNOWLEDGMENT

You hereby acknowledge that:

1. A complete and accurate rental application is required.
2. A background check will be processed on each applicant by a third party screening company.
3. Any individual, who may constitute a direct threat to the health and safety of an individual, the community, or the property of others, will be rejected.
4. If applicant has been evicted within the past five (5) years or owes landlord monies the application will be rejected.
5. Incomplete, inaccurate or falsified information will be grounds for denial and retain all application fees, administrative fees and/or security deposits as liquidated damages and terminate your right of occupancy.
6. Your name will be checked against the Office of Foreign Assets control of the U.S. Department of Treasury (OFAC) List. This list contains names of terrorists, international narcotics traffickers, and those engaged in activities related to the proliferation of weapons of mass destruction. Should the search produce a name match the application process will be suspended until full identification can be determined. If identification is not confirmed the application process will be completed. If identification is confirmed your application will be denied.

I HAVE READ THE ABOVE AND UNDERSTAND THE BASIS FOR CONSIDERATION OF MY APPLICATION.

Applicant's Signature

Date

Agent/Owner's Representative

Date