

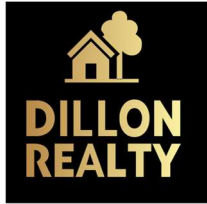
Rental Qualification Criteria

1. Applicant must be of legal age, eighteen (18) years or older. Everyone who will be residing in the property and who is over the age of 18 must submit a Rental Application.
2. Management requires a valid Driver's License, Military ID, or may require two other forms of ID. Management reserves the right to require other forms of identification.
3. Gross monthly income must equal three (3) times the market rent. All verifiable sources of income are considered.
4. Applicant with little or no income can satisfy the income standard by providing that they possess liquid assets equal to 2 years of rent obligation.
5. Management reserves the right to request proof of employment or income. This may include recent paycheck stubs, copies of Social Security checks, bank statements, etc. If starting a new job, a letter of employment offer or award letter may be required.
6. Applicant must submit to a credit check. If not in good credit standing, the result may be cause for rejection. Applicant may be denied if their credit history in the past two (2) years includes any of the following: bankruptcy, judgments, liens, or foreclosure. Applicant may also be denied for recent or outstanding collection activity, bad debt, late payments, or any collection by a landlord or utility company.
7. Management reserves the right to request an additional security deposit (up to two month's rent) if applicant is not in good credit standing.



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8. A co-signer may be accepted for lack of rental history, credit, or income. Co-signers are required to have a verifiable source of income with a gross monthly amount no less than four (4) times the market rental rate (not reduced for promotional rent). Co-signer must possess positive credit and rental/mortgage history. Co-signers will be listed on the Lease and be fully responsible for all terms and conditions. Co-signers must submit to a credit and criminal background check.

9. Applicant must submit to a criminal background check. If applicant has ever been convicted of (or plead guilty or no contest to) a felony, or a misdemeanor involving violence, weapons, sexual misconduct, or intent to deliver a controlled substance, the application may be denied.

10. Applicant must pay a non-refundable application fee per applicant/co-signer. The fee is required upon applying and is non-refundable.

11. Applicant must observe the following occupancy standards: maximum of 2 occupants per bedroom. Local requirements may supersede this standard depending on the municipality.

Applicant(s) acknowledge(s) that their lease application will be approved or rejected on the basis of the above information. Falsification of any information on the lease application will result in immediate rejection. Applicant(s) also agree(s) to submit any documentation necessary to complete the lease application within twenty-four (24) hours of the application date or will risk having their application denied for lack of documentation (no refunds on application fees). All information must be verifiable.

****ALL APPLICANTS ARE REQUIRED TO COMPLETE A PROFILE AT
[[HTTPS://DILLONREALTY.PETSCREENING.COM](https://dillonrealty.petscreening.com)](url) ALONG WITH THIS RENTAL APPLICATION.****



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