

Jazz District Apartments Phase I & II

1851 Paseo Blvd

Kansas City, MO 64108-1715

Phone: (816) 421-4567 Fax: (816) 472-4443

www.jazzdistrictapts.com

TDD# (800) 735-2966

RENTAL QUALIFICATION POLICIES

- Income Verification** Applicants must gross 2.5 times the rental amount to qualify. Applicants must have proof of consistent income verifiable for the past 6 months, and is anticipated for the next 12 months. If applying for an apartment in the LIHTC program, please note that the household may not be comprised entirely of full time students (with exceptions.)
- Credit Verification** No collections or charge offs in past 12 months, all collections and charges offs must be paid with the exception of medical and student loans. No bankruptcies in past 3 years and they must be closed and discharged. Utility collections must be paid and proof provided that utilities can be placed in applicant's name. No credit is considered good credit. If an applicant is rejected for poor credit history, the applicant will be given the name, address, and telephone number of the credit reporting agency that provided the credit information, as required by the FCRA. No credit information will be released from management.
- Visa/Government ID Refer Terms** Qualifying under the terms of the Statement of Rental Policy, applicants from countries other than the United States who do not have a social security number are to be processed manually and may be required to meet the following criteria: Form I-551 Permanent Resident Card; Form I-688 Temporary Resident Card; Form I-94 Arrival / Departure Record or Form I-688A Employment Authorization Card (all of the above forms include photos and fingerprints). A valid passport showing notary seals. Expired passports shall result in an automatic decline.
- Rental History Verification/Mortgage Verification** No more than four (2) late payments in the past twelve months and no judgment in any type of landlord action unless payment has been made to the landlord. All previous money owed to any rental property must be paid with written proof. A rental verification that indicates a no on the re-rent question may result in a declined application. Lack of rental history can be acceptable with approved credit and income qualifications. Applicant(s) with mortgages must have a positive mortgage history. Exception to this policy will be made for foreclosures with-in the past three years with verifiable ARM mortgage foreclosure and an additional Security Deposit of \$300.00. The additional \$300.00, when applicable, must be paid at or before move-in by cashiers check or money order.
- Criminal History Policy** A criminal background check will be conducted for each applicant.
The application will be rejected for any conviction of a crime against person, property or a drug related crime that has occurred within the past fifteen (15) years prior to the application date, and any related charges resulting in "Adjudication Withheld" and/or "Deferred Adjudication."
- False SSN Policy** Automatic Decline.
- Pet Policy** No household pets are allowed.
- Occupancy Policy** Jazz District offers 1, 2, and 3 bedroom apartment homes. Based on local government occupancy standards, provided is the maximum occupancy standard for persons per household.

Persons Per Household

Bedroom Size		Minimum Occupants		Maximum Occupants
1		1		2
2		1		4
3		1		6

Cosigner/Guarantor Policy

Co-Signers must complete an application and provide proof that they have supplemental income to take care of their personal finances as well as pay rent for the person they are co-signing for. The co-signer is obligated to sign the lease in person and to pay the rent in the effect that the lessee cannot. Co-Signers are only accepted for full-time students applying for market rate apartments. We must have an original application to process.

ID Verification

Accept applications in person only for actual occupants.

Other Policies

FAIR HOUSING: We will show, qualify, refer and lease to a prospect in accordance with Federal Fair Housing Laws. We do not discriminate against any person because of race, color, religion, sex, national origin, familial status or disability.

AGE: You must be eighteen (18) years of age or older to be listed on the lease as a leaseholder.

APPLICATION: Must be completed by each single adult eighteen years of age or older without omissions or falsifications. Married couples may complete one application. Applications fee \$30.00 per person. Application fees are non-refundable.

DEPOSIT INFORMATION:

You will be informed if your application has been approved or denied. Once approved, a Security Deposit will be required to reserve your apartment. This Deposit becomes non-refundable after 48 hours. This deposit is to be paid IN MONEY ORDER OR CASHIER'S CHECK.

Selection criteria subject to change without notice

Applicant Name and Signature

Date and Time

Applicant Name and Signature

Date and Time

Applicant Name and Signature

Date and Time

Applicant Name and Signature

Date and Time

Leasing Consultants Name and Signature

Date and Time

