Resident Qualifying Criteria
For
Desert Shadow Apartments

We are delighted that you are interested in leasing an apartment home in our 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 co-applicant who is eighteen years or older. Spouses can complete one rental application.

2. The rental application will be reviewed at the time of submission to ensure we have all the information to determine eligibility.

3. Each applicant must provide a government issued valid photo identification for verification. International applicants will be required to show a valid passport and pay an additional deposit/rent in advance. If you have indicated on the Rental Application that you are not a US citizen, you will be required to complete the Supplemental Rental Application for Non–US Citizens.

4. Occupancy standards are as follows: A maximum of two (2) adult occupants and one (1) child less than 2 years of age for the Efficiency and One Bedroom floor plans; a maximum of 4 persons for a two bedroom floor plan. Any person over the age of two (2) years would be considered an occupant. Please see the posted Occupancy Standards for further information.

5. Rental History: A minimum of six (6) months of current, verifiable rental history with a non-relative is required. Verifiable history would include but not be limited to a written lease agreement. The lack of current history will be considered with an additional deposit.

6. Second Chance Rental Policy: Applicants with negative rental history (i.e.: broken leases, balances due to a rental property, evictions) will be considered under the following criteria:
   A. Situations must be at a minimum of one (1) year old
   B. There must not be more than two (2) rental situations regardless of amount or circumstance.
   C. Any situation(s) under one (1) year old/over the maximum of two (2)/not listed on the application will result in immediate denial of the application and forfeiture of the deposit.
   D. One month minimum deposit required.

7. Employment and Income: Applicant must have a minimum of six (6) months current, verifiable employment history with a verifiable income of at least 2.75 times the lease rental rate. Proof of income must be submitted with the application for verification.

8. Credit verifications are processed on every applicant and poor credit history can result in an automatic denial of an application.

9. A full criminal background check is run on all applicants/occupants over the age of eighteen. Applicants must meet the following criteria in regards to criminal history:
   A. No criminal conviction history of a violent or sexual nature committed by an applicant or any other occupants (including minors) who plan to live in the apartment.
   B. No history of Felony Criminal Conviction in the last 7 years, adjudicated or not, committed by an applicant or any other occupants (including minors) who plan to live in the apartment.
   C. No history of a Misdemeanor Conviction in the last 2 years.(MUST OBTAIN CORPORATE APPROVAL WITH SIGNATURE) adjudicated or not, committed by an applicant or any other occupants (including minors) who plan to live in the apartment. Applicants will be denied (regardless of time or age) if a Misdemeanor or felony criminal background including, but not limited to, crimes against persons or property, theft/burglary, history of violence, illegal controlled substances, harboring a fugitive, and/or alcohol abuse. Any violent nature, sexual offense or violent nature associated with theft will be automatic denial of application.
10. History of allowing “unauthorized occupants” to reside in your apartment home as evidence by previous landlord(s) verification can result in automatic denial of your application.

11. History of property damaged to apartment /townhome/house/or common areas as evidence by previous landlord(s) verification(s) and or credit report can result in automatic denial of your application.

12. History of violence and interference with managements duties and responsibilities as evidence by previous landlord(s) verification(s) government or social agencies verifications, police reports , and / or criminal background history can result in automatic denial of your application.

13. Applications can and will be denied for falsification of the application, incomplete or unverifiable information on the application.

14. Applicants who do not qualify on their own will be asked to pay an additional deposit or get a guarantor. Guarantors must qualify at six(6) times the market rent, a credit check will be run, the results of which must be positive. Credit verifications are processed on every applicant and poor credit history can result in an automatic denial of an application or an increased deposit, which will be due at the time of move in.

You acknowledge that you had an opportunity to review our rental selection criteria, which include reasons your application may be denied, such as criminal history, current income, and rental history. You understand that if you do not meet our rental selection criteria or if you fail to answer any questions or give false information, we may reject the application, retain all application fees, administrative fees, and deposits as liquidated damages for our time and expense, and terminate your right of occupancy.

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

I have read and understand the above criteria,

____________________________________  ______ _________________________
Applicant    Date   Owners Representative Date

____________________________________
Applicant    Date

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Falkin Platnick Realty Group
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