

404 Rio Grande Qualifications Acknowledgement

It is our expressed policy not to discriminate against any person based on race, color, religion, sex, national origin, familial status or handicap.

Welcome to our community. Before you apply to lease an apartment in our community, please take the time to review our rental criteria. The term “applicant(s)” under these criteria means the person or persons that are authorized occupants under the lease. All persons over the age of 18 will be required to complete an application and pay an application fee of _____. Husband and wife may submit a joint application. All persons over the age of 18 will be considered as leaseholder under the lease unless they are a dependent of the lease-holder. These are our current rental criteria; nothing contained in the requirements shall constitute a guarantee or representation has been met is limited to the information we receive from the various resident credit reporting services used.

Income: You must provide current income verification of three (3.0) times the amount of the monthly rental rate of the selected apartment. Income verification must include one of the following: provide a copy of your most recent pay stub showing YTD earnings; written verification from employer(s) that includes rate of pay or salary; financial statement certified by financial institution or an accountant, etc. Alimony, child support, student allowances from parents, scholarships, study subsidies, and inconsistent wages (tips, commissions, etc.) will require notarized verification.

Credit: Your application will be evaluated for Credit in good standing the requirements are 50% positive credit. Failure to meet this requirement will require an additional deposit or Guarantor. Foreclosures, tax liens, or judgment(s) within the past one (1) year failure to meet this requirement will result in a declined application.

Rental: Good current and/ or previous rental history and/or proof of ownership of at least two (2) years are required of all applicants. Negative rental history, which reflects more that three (2) late and/ or NSF payments in a twelve (12) month history. All evictions, community disturbances, damages or outstanding obligations to a landlord will be declined.

Foreign Nationals: Foreign Nationals living or working in United States must provide a current passport and income verification as required above. If negative credit or rental history is reported by a credit source, the above criteria will apply.

Criminal: All applicants over the age of 18 are subject to criminal records verification and will be declined rental if they have been convicted of a felony or are subject to deferred adjudication for a felony. In addition any applicant over the age of 18 will be declined if they have a serious misdemeanor charge in the past 10 years including, but not limited to; drug possession, sale, manufacture, moral turpitude and any violent crime against a person. Violent misdemeanor crimes against a person, in the past 100 years, will be declined. Please remember that this requirement does not constitute a guarantee or representation that residents or occupants currently residing in our community have not been convicted of a felony or are not subject to deferred adjudication for a felony as our ability to verify this information is limited to the information made available to us by the resident credit reporting services used.

Age: Must be eighteen (18) years of age or otherwise the age of majority under applicable law to contract or lease.

Occupants: Only persons under the age of 18 will be considered occupants under the lease, with the exception of those living with a legal guardian and is claimed as a dependant.

Additional Information:

1. Management reserves the right to request an additional deposit or guarantor. Guarantor and/or additional deposit will be offered, if only one of the following is needed to meet the criteria:
 - a. Income is insufficient
 - b. Insufficient CREDIT history
 - c. Negative credit within the past (1) year
 - d. Lack of or incomplete rental history
2. Guarantor must execute a contract Guarantor Agreement, meet all of the above criteria with no exceptions and pay an additional application fee.
3. Roommates or Co-Applicants: Each resident that signs the lease is fully, jointly and severally responsible for the rental payment and each must complete an application, pay _____ application fee and execute the lease. At least one co-applicant must meet all criteria with the exception of income, which will be considered jointly. Lack of history in any area will not disqualify one applicant if the co-applicant meets the history criteria. If both co-applicants lack in one area of the criteria, an additional deposit or guarantor will be required.
4. Any falsification of information on the application automatically disqualifies the applicant or occupant and will result in retention of any application deposits.
5. A current driver's license or state issued ID will be required at the time of application for identity purposes only.

Application Verification: Credit and Criminal Records are verified by an independent service. In the event your application is rejected under one of these criteria, you may contact Resident Data at 1-800-487-3246.

Security Policies: We are concerned about your safety, but we cannot provide or guarantee it. As you can appreciate no one can ensure your safety. No matter what measures the owner takes no security system, patrol or electronic security devise can prevent crime.

I have read and understand all of the above.

(Signature)

(Date)

(Signature)

(Date)