

**VISTA SPRINGS APARTMENTS**  
**RESIDENT QUALIFYING CRITERIA**



**INCOME:** Gross monthly income must exceed three and one half times the market rent. Allowances from parents, scholarships and/or inconsistent income such as child support, commissions or tips will require written verification.

**RENTAL APPLICATION:** To be completed by each applicant 18 years of age or older without omissions or falsifications. Unless familial status applies, all applicants who sign the lease must be 18 years of age or older. A non-refundable fee will be required for each application.

**QUALIFICATIONS:** **An applicant can be denied for incomplete or false information as well as failing to meet any or all of the following standards:**

- [1] Rental History:** Present and previous residence must have a prompt payment record and sufficient notice given. Evictions and broken leases may not be accepted. If applicants have no previous rental history then a minimum deposit of one month's rent is required.
- [2] Employment:** Must be currently employed and/or provide additional sources of verifiable income that meets property income requirements.
- [3] Credit:** Your credit history will be reviewed and must show satisfactory information. If applicants have no reported credit history or inquiries then a minimum deposit of one month's rent is required
- [4] Criminal:** Applicants and prospective occupants (including children) must have no criminal history that includes having been convicted, plead no contest to, received deferred adjudication for (including adjudication by the relevant state juvenile justice department) or received probation for:
  - [A] Felony violation of any controlled substance law;
  - [B] Any offense (felony or misdemeanor) involving assault, battery, family or domestic violence or threatened violence to any person, malicious destruction of property, theft, use of any weapon in the commission of any crime, any weapon related offense, lewd or immoral behavior, or any sex related crime.
- [5] Guarantor:** Must meet all requirements listed above except that gross monthly income must exceed five times the market rent.

**EQUAL HOUSING STATEMENT:**

We are pledged to the letter and spirit of the United States policy of the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.

**IF I ENTER INTO A LEASE AGREEMENT, I UNDERSTAND THAT I WILL BE BOUND BY THE ABOVE TERMS.**

<i>Owners Representative</i>	_____, 20____
<i>Applicant</i>	_____, 20____
<i>Applicant</i>	_____, 20____
<i>Applicant</i>	_____, 20____

Criteria Revised as of: 1/19/2007



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