

**GARDEN GATE APARTMENTS
RENTAL APPLICATION CRITERIA
EFFECTIVE: AUGUST 2004**

Welcome to our community! In order to reside in our community, we require each applicant and each adult occupant to meet certain rental criteria. Before you complete a Rental Application, we encourage you to review these requirements to determine if you are eligible.

Please note that these are our current rental criteria and noting in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided here prior to these requirements going into effect; additionally, our ability to verify whether these requirements are met is limited to the information we receive from various resident reporting services.

All applicants and each adult occupant must complete a separate rental application. Married couples may submit a single application.

Items A through I apply to the resident(s) responsible for paying rent under the Apartment Lease.

- A. **INCOME** – Monthly combined income for all occupants must be **THREE (3)** times the monthly rent. Verification can include pay stubs, written verification from income sources, phone verification by an employer, bank statement, statements from accountants, tax returns, etc.
- B. **RENTAL HISTORY** - Applicant must have a minimum of **SIX (6)** months satisfactory rental history or proof of home ownership. Satisfactory history is defined as no more than **ONE (1)** late payment, no more than **ONE (1)** returned check, the resident gave adequate notice to vacate, and there are no outstanding financial obligations to the landlord. The previous landlord must state that they would be willing to re-rent to the applicant. If a first time renter, the owner may require an additional deposit or a co-signer.
- C. **CREDIT HISTORY** – Applicant(s) credit score must be above **575**. Applicants with no credit history or a score below **575**, if all Rental Criteria are met, may be required to pre-pay additional monies or have a co-signer.
- D. **OCCUPANCY GUIDELINES** – All residents and all occupants must be listed on the lease agreement. No more than **TWO (2)** occupants per bedroom.
- E. **CO-SIGNERS** – May co-sign for the lease agreement but must submit a rental application and meet all rental criteria. A co-signer must have a monthly combined income of **FIVE (5)** times the amount of rent.
- F. **RENTER'S INSURANCE** – Must be obtained on each apartment prior to move-in and copy in file.
- G. **PETS** – Only **DOGS** and **CATS** are permitted within the following guidelines:
 - Pets must weigh less than **10 lbs.** when fully grown.
 - No exotic pets.
 - The additional pet deposit must be paid in full.
 - Property management reserves the right to reject certain breeds of dogs.
 - No more than **ONE (1)** pets per apartment.
 - Animals used as disability assistance are not considered pets under this policy.
- H. **FALSE INFORMATION** – Any falsification of information on the application will automatically disqualify the application and all deposits and application monies will be forfeited.
- I. **CANCELLATION OF APPLICATION** – If the applicant finds it necessary to cancel a move-in, the deposit and application fee will be forfeited.

The undersigned applicant(s) and co-signer(s) hereby consent to allow Garden Gate Apartments (“owner”), itself or through its designated agents or employees, to obtain a consumer report and criminal record information on each of us and to obtain and verify each of our credit and employment information for the purpose of determining whether to lease an apartment or house to me/us. We also agree and understand that owner and its agents and employees may obtain additional consumer reports and criminal records reports on each of us in the future update or review our account. Upon my/our request, owner will tell me/us whether consumer reports or criminal record reports were requested and the names and addresses of any consumer reporting agency that provided such reports.

This company and this community do not discriminate on the basis of race, color, religion, sex, national origin, handicap, or familial status.

I have read and understand the Rental Application Criteria.

APPLICANT

OWNER REPRESENTATIVE

APPLICANT

DATE