

Deerfield Clubhouse and Conestoga Crossing Apartments

APPLICATION CRITERIA

The Management is seeking tenants who will pay rental fees on time, honor their contract and be respectful of the property and the rights of their neighbors. In order to treat all prospective applicants equally we are providing you with the following list of Application Criteria and Tenant Responsibilities.

Verification: Management will access and verify your credit history, landlord references, income status and criminal background check as part of the application process.

Denial of Application:

Your application **WILL** be denied for any of the following reasons:

Credit Report – you **MUST** have a FICO score of 620 or higher

Absent Credit history is acceptable when none has ever been established

Combined household gross income is less than four (4) times the monthly rent

(College students may be subject to alternative income criteria)

Conestoga Crossing = \$1960+

Deerfield Clubhouse

1 br=\$2100+ 2 br=\$2600+ 3 br=\$2840+

History of manufacture, distribution or sale of controlled substances by applicant(s)

History of a felony or misdemeanor conviction for an offense involving sex, violence or illicit drugs

Your application **may** be denied for any of the following reasons:

Credit Report contains open collection accounts (except medical)

Credit Report contains an open bankruptcy or a bankruptcy within the last 7 years

Unfavorable rental references from previous rental owner/managers

Prior Eviction

Unverifiable, misleading or false information on your application

Incomplete or unsigned rental application

Abusive or threatening language or behavior during the rental process

Application Fee: Management will charge each applicant a fee, not to exceed **\$20.00** per person, to cover the cost of obtaining information. Application fee shall not be greater than the actual out-of-pocket cost of gathering information. Such costs include cost of using a tenant screening service and/or consumer credit reporting service as well as reasonable value for time spent by Management in verifying application information. Acceptable forms of payments received are check, money order or cashier's check made payable to **CLP**.

Pets: This is a no-pet rental property (including dogs, cats, birds, rodents and reptiles). Fish in aquariums no larger than 5 gallons in size are acceptable but will require an additional security deposit.

Smoking: Because of health concerns and risk of fire and smoke damage to our units, smoking is prohibited in our rental units.

Occupancy Standards: Occupancy is limited to 2 persons per bedroom. Applicant must be at least 19 years old, legally emancipated, or married to a person who is at least 19 years old or legally emancipated. All tenants 19 years or older (or legally emancipated minors) are required to fill out a separate application.

I have read the foregoing and understand the terms of the application process.

Landlord has the full authorization to obtain any information on applicant regarding employment, salary, rental history, credit, bank information and a criminal background check as needed by CHRISTENSEN CORPORATION and further shall be permitted to share rental and background information with a third party.

Applicant

Date

Applicant

Date

Please sign and date this page and return it along with your completed Rental Application

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