

Jupiter Communities, L.L.C. supports The Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, national origin, sex, handicap, or familial status. The following qualification standards will be required from every applicant.

**Rental Application:** Applicant must be of legal age, eighteen (18) years and over. Everyone who will be residing in the apartment and is over the legal age of eighteen (18) years must submit an application and pay the application fee. All applicants must provide a valid Driver's License, State identification card, Military ID or a Government issued picture ID.

In order to help us complete your application in a timely manner, we ask that you complete every section of the application. There should be no lines left blank. If a line does not apply, please fill it in with N/A. If you need to call us back with more information, please do so within your 72 hour grace period. Be sure to sign the application and date it where indicated. The lease does not become effective until the application is approved by Management.

**OCCUPANCY STANDARD:** Two person maximum occupancy per bedroom.

**AVAILABILITY POLICY:** Apartments become available to prelease when the current resident submits a written notice to vacate.

**AGE REQUIREMENT:** Lease Holder(s) must be eighteen (18) years or older. All occupants eighteen (18) years or older will be required to complete an application (even if living with parent or guardian).

**INCOME REQUIREMENT:** The gross monthly income of all lease holder(s) will be considered jointly, and should equal to 3 times the market rental amount on the apartment. All income must be verifiable. Verifiable income includes two recent paystubs, a recent offer letter from your current employer, or the previous year's tax return.

**EMPLOYMENT VERIFICATION:** Lease Holder(s) must have stable and verifiable employment or, if unemployed or retired, will be considered self-employed and must meet the guidelines for self employment.

**SELF EMPLOYMENT:** Must provide the previous year's personal income tax return and the previous six months personal bank statements as evidence of sufficient income. Persons who hold jobs that are commission only, base salary plus commission, tips, or bonuses will be considered self-employed.

**RENTAL HISTORY:** Up to 84 months of resident history will be reviewed and must exhibit no derogatory references (such as evictions, filings of initial evictions for the past 6 months or apartment collections). Any debt owed to an apartment community or a utility company must be paid before an application can be approved.

**CREDIT REQUIREMENTS:** The credit history will be reviewed and the credit score is required to be equal to or higher than 500 (based on a credit scale ranging from 350-850). No more than 50 % of the total accounts reported can be over 60 days past due, or charged to a collection agency in the past 24 months. The establishment of credit history will also be reviewed.

**ANIMALS:** All animals are subject to management approval and community policy.

**APPLICATION FEE/ADMINISTRATIVE:** A \$50.00 non-refundable application fee per applicant and a \$100.00 non-refundable administrative fee per apartment are required in separate payments. The application fee(s) are immediately non-refundable. The \$100.00 administrative fee is non-refundable after 72 hours.

**CRIMINAL HISTORY:** : *A criminal background check will be conducted on each applicant. The application will be denied for any of the following: Felony records in the last 25 years, any Violent Crimes Against Persons or sexual in nature for the past 100 years, Serious Misdemeanors in the last 5 years, exact name match on the OFAC Watch list, name or Date of Birth matches on the Registered Sex Offender Database, persons who have been charged with, convicted or received deferred adjudication for a felony or a misdemeanor involving these crimes.*

**CO-SIGNER/GUARANTOR:** A COSIGNER/GUARANTOR AND/OR ADDITIONAL SECURITY DEPOSIT MAY BE REQUIRED IN THE CASE OF ONE OF THE FOLLOWING: 1) No verifiable income for full-time students 2) Unsatisfactory credit rating; 3) Unsatisfactory income requirements.

*If you do not meet one or more of the above criteria, you may be able to qualify for an apartment with a third party guarantor. The guarantor must pass the same application and screening process that you must pass, except the gross monthly income of the guarantor must equal 4 times the rental amount of the apartment.*

**By signing below, applicant(s) acknowledge(s) and accepts the lease application will be approved or rejected on the basis of the information above. Falsification of any information on the lease application or incomplete documentation will result in a decline of the apartment rental. Applicant(s) also agree(s) to submit all documents necessary to complete the application within 72-hours of the application date. All information must be verifiable. Failure to provide the documentation will result in a declined application and forfeit of all fees paid to reserve the apartment home.**

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Applicant Date

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Applicant Date

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Applicant Date

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Agent for Owner Date