



# STONE CREEK APARTMENTS



## RENTAL CRITERIA

Jupiter Communities, LLC 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 prospective resident.

**Rental Application:** To be completed by every applicant and occupant eighteen years of age and over who will be occupying the apartments without falsifications. Valid, Current State or U.S. Government issued picture identification is required. This includes a state issued Driver's License or State identification card. Management reserves the right to discontinue the verification process of an application once negative and/or derogatory information is found.

In order to help us complete your application in a timely manner, we ask that you fill out the application as completely as possible. 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, or cancel, please do so within 48 hour grace period or your deposit will not be refunded after 48 hours. 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:** No more than two occupants per bedroom may occupy the apartment, unless there are special circumstances approved by Landlord. Infants up to twelve months old are not considered for occupancy purposes.

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

**AGE REQUIREMENT:** Lease Holder(s) must be 18 years or older. All occupants 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 must equal 3 times the market rental amount on the apartment. All income must be verifiable. Bond properties require income verification in writing directly from employer as well as verification of all assets.

**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. Must provide (2) years employment history along with (2) current paycheck stubs.

**SELF EMPLOYMENT:** Must provide the previous year's personal income tax return and the previous two 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 one (2) year resident history will be reviewed and must exhibit no derogatory references. Any debt owed to an apartment community must be paid before an application can be approved. First-time renters will be accepted with additional security deposit or a qualified cosigner with Guaranty of Lease if income and employment requirements are met.

**CREDIT REQUIREMENTS:** The credit history will be reviewed and no more than 50 % of the total accounts reported can be over 60 days past due, or charged to collection in the past two (2) years.

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

**APPLICATION FEE/ADMINISTRATIVE:** A \$40 non-refundable application fee & a \$150 non-refundable admin fee are required in separate checks.

**CRIMINAL HISTORY:** *A person with a known felony conviction will not be accepted. Person(s) must exhibit no arrest, charge, or conviction involving crimes of violence, firearms, illegal drugs, theft, crime involving the theft or destruction of property, or any crime involving a minor. Person(s) who have been arrested for, charged with, or received deferred adjudication for a felony involving these crimes will not be accepted. Person(s) convicted of a misdemeanor or who have been arrested for, charged with, or received deferred adjudication with respect to an offense that is sexual in nature, involves a minor, crimes of violence, stalking, public lewdness, and indecent exposure or involves weapons will not be considered.*

**A COSIGNER/GUARANTOR OR ADDITIONAL SECURITY DEPOSIT EQUAL TO ONE MONTH'S RENT MAY BE REQUIRED IN THE CASE OF ONE OF THE FOLLOWING:**

1. No verifiable income for full-time students or Senior Citizen.
2. Unsatisfactory credit rating
3. Insufficient rental history

*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 that we will deduct the guarantor's own housing costs before applying his or her income to our income standard. Co-signors must live in the same state as the community and sign all lease documents.*

**I UNDERSTAND AND ACCEPT THESE QUALIFYING STANDARDS, AND HAVE TRUTHFULLY ANSWERED ALL QUESTIONS. FURTHER, I UNDERSTAND THAT FALSIFICATION OF RENTAL APPLICATION INFORMATION WILL LEAD TO DENIAL OF RENTAL. THESE RENTAL CRITERIA ARE GUIDELINES, WHICH ENABLE US TO ACCEPT AS PROSPECTIVE RESIDENTS THOSE INDIVIDUALS WHO ARE CREDITWORTHY AND DO NOT HAVE A CRIMINAL BACKGROUND. THIS RENTAL CRITERIA DOES NOT ENSURE THAT ALL INDIVIDUALS RESIDING ON OR VISITING THE COMMUNITY CONFORM TO THESE GUIDELINES.**

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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