

## **RENTAL QUALIFICATIONS**

1. Good Credit History with FICO score of 650 to 850 with no judgments or accounts in collection and with no more than one credit "dispute".
2. No Eviction lawsuits filed against applicant.
3. Monthly rental amount may not exceed 30% of total monthly household income
4. Any proof of source(s) of income, including the two (2) most recent federal and state income tax returns with all schedules and attachments (if self-employed), including W-2 and/or 1099 Statements must have personal identifier (i.e., date of birth and social security number) information LINED OUT. Paycheck stubs must be the two most recent paycheck stubs received. Bank Statements are not considered a Source of Income.
5. Proof of identity must be produced: Current Unexpired State I.D. Card, Driver's License or Passport. A social security card will be required if the Pre-Qualification Residential Application for Rental is approved.
6. Housekeeping referral regarding housekeeping of current residence; must receive an "excellent" or "good" housekeeping referral from current landlord.
7. The number of occupants that are allowed to reside in the unit is governed by current local, state, and federal guidelines.
8. This property is located in the Crime Free Community and may require a signature on the Crime Free Addendum required by the municipality at the time of lease signing indicating that the applicant comply with all of the municipality's requirements.
9. Applicant hereby certifies that the information provided from Applicant to Landlord and/or Landlord's Agent to evaluate the Pre-Qualification Residential Application for Rental is correct and complete. Applicant further understands that any false or incomplete information is grounds for immediate rejection of this Pre-Qualification Residential Application for Rental.
10. Applicant specifically authorizes and requests all present and previous employers, mortgage holders, landlords, rental agents, credit grantors, banks, accountants, stockbrokers, and Federal, State and Local Government Agencies to release any and all requested information in the evaluation of this Pre-Qualification Residential Application for Rental. Applicant authorizes Landlord and/or Landlord's Agent to make any and all inquiries that Landlord and/or Landlord's Agent is currently permitted under Prevailing Fair Housing Laws and Federal, State, and Local Ordinance(s) to evaluate this Pre-Qualification Residential Application for Rental.
11. Processing begins only when **ALL** documentation and non-refundable processing fees are collected from the applicant for a specific unit, and are conducted on a first received basis.
12. **This is an PRE-QUALIFICATION RESIDENTIAL APPLICATION FOR RENTAL ONLY and you are NOT GUARANTEED APPROVAL.**
13. **IF** the Pre-Qualification Residential Application for Rental is approved, you will have **TWO BUSINESS DAYS** to meet with Landlord and/or Landlord's Agent to pay all amounts due, sign the lease and get your keys. IF you are unable to do that, we will go on to process the next Application. **WE DO NOT HOLD APARTMENTS FOR ANYONE FOR ANY REASON.** Applications are kept active for two weeks only.
14. Applicant represents that he/she has no infestation/pest issues where they are currently living or working. Additionally, misrepresentation to Landlord and/or Landlord's Agent shall be grounds to terminate the lease.
15. Should the Pre-Qualification Residential Application for Rental be approved by landlord and/or Landlord's agent, then this Authorization and Release shall extend through any and all rental periods.
16. **NOTICE OF NO AGENCY.** CRS Management Inc. ("Agent") has previously entered into an agreement with the Landlord to provide certain property management, maintenance and/or real estate brokerage services to the Landlord. Neither the Agent nor any of its employees will act as agent for the Lessee but will instead be acting as the Agent for the Landlord.

I have received the property criteria and have read the information contained above.

Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_

Printed Name \_\_\_\_\_

