

7125 Conley Street

Rental Criteria

Rental History: 12 months of valid, verifiable rental history. Valid means a written lease or month-to-month agreement. If the rental history is less than 12 months, then an increased deposit OR cosigner could be requested. A recommendation will be dependent on credit history, level of income, and length of employment.

Credit History: At least 3 accounts established for 1 year in good standing. If the derogatory credit history is in excess of \$200, an increased deposit OR cosigner could be requested. A recommendation will be dependent on the level of income and length of rental history.

Employment: 12 months on the job or previous employment in the same line of work.

Income: 3 times the rental amount (only garnish-able income considered).

COSIGNER RENTAL CRITERIA:

A cosigner will be approved if all the qualifications below are met. If the cosigner does not meet any of the following criteria, then cosigner will not qualify:

RENTAL HISTORY: 1 year of valid and verifiable rental or mortgage history with no late payments.

CREDIT HISTORY: At least 4 accounts in good standing with less than \$100 in derogatory accounts.

EMPLOYMENT: 12 months on the job or previous employment in the same line of work.

INCOME: 4 times the rental amount of the unit in verifiable, garnish-able income.

GROUND FOR DENIAL WILL RESULT FROM THE FOLLOWING ON ALL APPLICANTS:

False, inaccurate, or incomplete applications

Verified eviction showing on credit report or confirmed with landlord

Rental collection verified on credit report

Balance owing to a landlord

Extreme negative and adverse rental history, e.g...documented complaints and/or damages, multiple late payments or 72-hour notices to pay or vacate with a statement by landlord of "WOULD NOT RE-RENT".

Unverifiable social security number

Breaking lease agreement that will result in collection filing

Verified name and date of birth match of criminal conviction and/or criminal charge with no disposition as follows:

Murder (1st and 2nd degree)

Kidnapping (All counts)

Manslaughter (1st degree)

Theft (1st & 2nd degree)

Assault 1st, 2nd & 3rd degree)

Burglary (1st, 2nd degree & vehicle prowling 1st degree)

Robbery (1st & 2nd degree)

Malicious Mischief (1st degree)

Rape (All counts)

Arson (1st, 2nd degree & Reckless Burning 1st degree) Rape of a child (All counts)

Possession with intent to Deliver (All counts)

Delivery or Sale (All counts)

Child molestation (All counts)

(NOTE: An applicant constitutes any potential household member that is 18 years of age or older)

Deposits: Are equal to one month's rent or may be a double deposit depending on credit history. Once an application has been accepted, the applicant has until 5:00 pm the following day to deliver the deposit. This deposit must be in the form of a cashier's check payable to Keller Williams Memorial.

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Pet Deposits:

Dog: \$500.00 non-refundable

Limit 2 pets per household

No cats

Pets approved on case-by-case basis

No dogs over 40 lbs

No smoking

No drugs

No sub-leasing

No guests allowed over a 10 day period

I have read the above-mentioned Rental Criteria _____, this
_____ of 20__.