**RESIDENTIAL QUALIFICATION SHEET**

All prospective residents will be required to meet the following qualification standards to include, but not limited to the following criterion. Past resident history may have an adverse affect on the outcome.

Occupancy Guidelines:

Generally, occupancy limits are two persons per bedroom, but could be more or less. Children twenty- four (24) months and younger are not counted for purposes of the occupancy limits.

Application Process:

**Steps to becoming a resident**:

1. Select your home.
2. Complete the residential lease application.
3. Pay your $35.00 non-refundable application processing fee. An additional $10.00 for anyone 18 years of age or older a background check.
4. Be prepared to wait up to three business days for the application process.
5. If you are approved, you will be required to sign a lease agreement in which you agree to abide by all the rules and regulations.

**General Requirements:**

1. All occupants 18 years or older must provide a copy of their social security card.
2. All occupants 18 years or older must provide an original of a government or state issued photo ID or original Drivers License. Any applicant without this document will not be approved for residency.
3. A complete and accurate rental application listing residency for at least 12 months is required.
4. Inaccurate or falsified information will be grounds for denial.
5. The applicant’s gross monthly income must be at least 3 times the sum of the monthly rental amount.

**Guarantors:**

1. The guarantor’s gross monthly income must total at least 5 times the sum of the monthly rental amount.

**Credit Requirements:**

1. A credit report will be processed on each applicant.
2. The applicant’s credit is rated on an acceptable accounts ratio.
3. Non-established credit history may have an **adverse effect** and can be grounds for denial.
4. NO EVICTIONS NOR BROKEN LEASES ACCEPTED AND WILL BE GROUNDS FOR DENIAL.

 **Criminal Background:**

 NO FELONYS ACCEPTED AND WILL BE GROUNDS FOR DENIAL.

**Income Requirements:**

1. Applicants must have a gross monthly income that sufficiently covers the monthly rent of the house being leased.
2. Applicant must make 3 times the monthly rent to qualify.
3. Three current consecutive paycheck stubs or a W2 form from employer will be required for all applicants.
4. Verifiable income will be required for applicants who are self employed or receive money from non- employment sources.

**Pet Deposit:**

1. Tenant must let us know they have a pet BEFORE moving in our new pet is brought home.
2. The pet must be approved before allowing it to live at one of homes.
3. There is a $300.00 non-refundable pet deposit to be collected in certified funds with the security deposit.
4. There is a $30.00 per month per pet rent charge.
5. Pets cannot have a total weight of 100 pounds combined.
6. If a dog or cat is found living on the premises without our knowledge or a pet deposit, an initial fine of $50.00 will be accessed and then a $10.00 per day charge after a 7 day notice period.
7. If continued violations, Champion Properties will file for eviction on breach of lease.

I (WE) HAVE READ THE ABOVE AND UNDERSTAND THE BASIS FOR COSIDERATION OF MY (OUR) APPLICATION.

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 Applicant’s Signature Date Applicant’s Signature Date

In compliance with the State and Federal Fair Housing Guidelines, Lin Indrio, LLC does not discriminate on the basis of race, color, sex, disability, familiar status or national origin or any additional classes protected by state or local municipalities.