

## Rental Criteria

The following are standards that will be used to judge your application for tenancy. You must meet the following standards to qualify for a rental property. Applicants are judged on the same standards, one person or family at a time, on a first come / first served / first qualified basis. Any incorrect inconsistencies or fabrications on the application will result in an automatic denial of the application.

**\$40 NON-REFUNDABLE APPLICATION FEE:** Each applicant/cosigner/tenant is required to pay an application fee. Cosigners for applicants are subject to the same criteria as the renter.

**PHOTO IDENTIFICATION:** All applicants over the age of 18 must provide current government issued photo identification at the time of application.

**EMPLOYMENT REQUIREMENTS:** Employment will be verified. At a minimum, employment history should reflect six month with current employer and/or six months with previous employer. Recent graduates must provide proof of enrollment or graduation. Self-employed applicants must provide a current financial statement or most recent tax return.

**INCOME REQUIREMENTS:** The combined gross income of all persons living in the rental must be three times the monthly rental rate. Applicants who do not have requisite income will be considered if they provide a co-signer or proof of cash reserves equal to at least 6x the monthly rent. (Case by case consideration)

**RENTAL HISTORY:** Applicants must provide name, address, contact information, and dates of tenancy for previous two landlords, or all landlords in the last five years. An application will not be approved if there are any previous evictions, defaults in lease agreements, untimely rental payments or outstanding balances owed to another apartment community.

**CREDIT HISTORY:** Your credit must reflect that all accounts are current. Application for tenancy will be denied if you have filed bankruptcy within the past 24 months.

Any bankruptcy must have been discharged at least one year from the date of application. All collections accounts must show as being paid in full/as agreed. (case by case consideration)

**RENTERS INSURANCE:** Applicants will be required to have renters insurance before occupying the premises.

**CRIMINAL HISTORY:** Management will evaluate criminal history on individual basis, which will be used as one factor in the application process. Your application may be rejected if you have been convicted for any type of crime that would be considered a serious threat to the rental property, other residents, or neighbors. (case by case consideration)

**MAXIMUM OCCUPANCY:** 2 persons (+1)/1 bedroom; 4 (+1) persons/2 bedroom.

**NO PETS ALLOWED:** We fully comply with fair housing laws as they apply to disabilities. Assistance animals with proper documentation are allowed.

**Applicants that do not meet the above requirements may qualify with a co-signer or higher deposit.**

**SOUTH UNION, LLC IS COMMITTED TO EQUAL HOUSING OPPORTUNITY. WE DO NOT DISCRIMINATE AGAINST ANYONE ON THE BASIS OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, NATIONAL ORIGIN, SOURCE OF INCOME, SEXUAL ORIENTATION OR GENDER IDENTIFICATION.**



Initials \_\_\_\_\_