

EL DORADO ESTATES

APPROVAL CRITERIA FOR RESIDENCY

In order to maintain the high quality of occupants that our community has experienced over the past 46 years, approval for residency is based on many factors including, but not limited to, credit history, income, criminal history and past rental history.

A credit score of 650 or higher with no derogatory rental history, no derogatory credit lines, and no Bankruptcies within the last 5 years is required for approval.

Prospective residents must submit a completed and signed Application for Residency, Declaration of Residency, an IDL release and a legible copy of at least one piece of government issued identification bearing a photograph of the applicant.

Upon receipt of the above listed items, El Dorado Estates will submit necessary information to our credit reporting agency, RentSpree. RentSpree will send you an email, you will need to answer a few questions on that email and pay the \$30.00 application fee. Where a credit report indicates zero or minimal credit history, bank statements and/or letters of reference from mortgage companies, previous landlord or utility companies will be requested to provide sufficient history on which to base an informed decision.

Applicant's monthly income must be higher than three (3) times the monthly rent plus all other recurring monthly financial obligations, such as car payments and insurance, credit card payments, and utility bills including gas, electric, home phone, cell phone, cable, water, sewer, etc. (See work sheet to determine if your income is sufficient.)

If income is from employment, steady employment verification and copies of last two months of pay stubs is required upon submitting application. If income is from Social Security, Pensions, Trusts or anything other than employment, proof of income is required upon submitting application.

Further, El Dorado Estates participates in Las Vegas Metropolitan Police Department's IDL program and requires each resident applicant over 18 years of age to complete an authorization allowing submittal of their information to Metro. Refusal to complete this authorization may be grounds to deny approval of residency.

El Dorado Estates provides equal opportunity in housing under guidelines of the Fair Housing Act.

INCOME BUDGET WORKSHEET

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|---|-----------------|
| Monthly Rent _____ x 3 | _____ |
| Water, Sewer, Trash – paid to El Dorado – average | _____50.00_____ |
| Natural Gas | _____ |
| Electric | _____ |
| Homeowner's or Renter's Insurance | _____ |
| Home Phone, Internet, Cable Television | _____ |
| Cell Phone | _____ |
| Car payment | _____ |
| Car Insurance | _____ |
| Credit Card Payments | _____ |
| Medical Insurance | _____ |
| Total Monthly Expenses | _____ |

Total Monthly Income – must be higher than Total Monthly Expenses and must be verifiable upon request.