

Rental Requirements & Qualifications

The Cedars Apartments adheres to the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination in the sale, rental and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex familial status.

The following qualification standards will be required from every prospective resident.

An application must be submitted by each applicant 18 years of age or older, who will be occupying the apartment home. Valid State Driver's License or Identification Card must be presented at time of application.

Max Number of Occupants **One Bedroom** – two (2) persons
Two Bedroom – four (4) persons

Employment Applicant(s) must have six (6) months consecutive employment with a verifiable U.S. employer.

Applicant Income Monthly gross income requirement is 2.5 times the monthly rent amount.
Lease Guarantor Income Monthly gross income requirement is 4 times the monthly rent amount.

Income must be verified by one or more of the following:
Three (3) recent paycheck stubs
Three (3) most recent bank statements
Previous year tax return and current business license if self employed
****Cash payments from employers are not acceptable proof of income and will not be accepted.***

Rental History Applicant must have six (6) months verifiable rental history within the past twelve (12) months from a non-relative. Mortgage history within the past twelve (12) months will be accepted. Your application will be denied if previous landlord(s) reports lease violation(s), and or more than three (3) late payments within twelve (12) months. An applicant will be declined for an eviction or Landlord debt less than three (3) years old. Bankruptcy and Foreclosures within the last two (2) years will be declined. **No Verifiable Rental History may require an additional deposit.**

Credit Scoring Information about your credit experiences such as your bill paying history, late payments, collection actions, outstanding debt, and the age of your accounts will be a major factor in determining the approval of your application. Records showing extensive past due accounts will result in the denial of your application.

Criminal History **All Felonies will be denied even if serving deferred adjudication or case pending. The age of the Felony will not be considered. The following Misdemeanors, even if serving deferred adjudication or case pending for the will be denied: Violence, Crime/Injury to Persons, Sexual Offenses, Arson, Robbery, Theft of Property, Drug Violation, Damage to Property, Weapons, DWI & DUI within past five (5) years. The age of the above Misdemeanor(s) will not be considered.**

Animal Only dogs and cats 25lbs and under at maturity are allowed. No vicious/aggressive breeds allowed. Only one (1) animal allowed per apartment. A twenty (20) gallon fish tank is the maximum allowed on the 1st floor only per apartment with renters insurance being required.

Cancellations **Application Deposits will only be refunded on denied applicants. Deposits will not be refunded for cancellations, as they will be retained for liquidated damages.**

I have read and understand the Rental Requirements & Qualifications listed above. I agree to all terms and conditions stated above

Applicant Signature Date

Co-Applicant Signature Date

