



Resident Qualifying Criteria

We are delighted that you are interested in leasing an apartment in our community. Listed below are the criteria for qualifying as a resident with us.

- ✓ We do not discriminate on the basis of race, color, religion, sex, sexual orientation, national origin, disability or familial status and comply with state and federal fair housing laws.
- ✓ All applicants must be at least 18 years of age and have a valid state or government issued photo ID.
- ✓ A separate rental application must be fully completed, dated and signed by each applicant and co-applicant.
- ✓ Each resident shall have a profile created through petscreening.com whether you'll be housing an animal or not. This is our pet management partner to ensure a pet friendly & responsible community.
- ✓ Employment and monthly income must be verifiable. You will need to provide paystubs or bank statements for the past two months.

Applicants may be denied for the following reasons:

- Falsification of information by any applicant
- Incomplete application by any applicant
- Failure to meet Rental Criteria
- Insufficient income (total of all applicants)
- Criminal conviction history of violent or sexual crime committed by any applicant or by other occupants (including children) who plan to live in unit
- Poor credit history of any applicant (credit reports are obtained; previous bankruptcy requires an additional security deposit equal to one month's rent)
- Poor rental profile of any applicant (rental history reports are obtained). Rental history of:
 - Non-payment or frequent late payment of rent
 - Eviction
 - Drug use
 - Poor housekeeping
 - Poor supervision of applicant's children
 - Unruly or destructive behavior by applicant, applicant's children or applicant's guests
 - Violence to persons or property by applicant, applicant's children or applicant's guests

OCCUPANCY

- The maximum number of occupants shall not exceed two (2) occupants per bedroom.

RENT-TO-INCOME RATIO

- Gross Monthly Income must be 3 times apartment rental rate.

CREDIT SCREENING

- Outstanding debt to previous landlords within the last 3 years
- Outstanding utility debt including electrical, gas and water in the last 3 years.
- Outstanding credit accounts



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RENTAL HISTORY

- Rental history review will evaluate the following: payment history, insufficient funds, evictions, broken leases, lease violations and outstanding debt.
- Rental verification from a family member or friend will not be considered sufficient rental history. First time renters may be approved with an additional deposit.

CRIMINAL HISTORY

- Applicant(s) has no VCAP (violence crimes against a person) record in the last 10 years.
- Applicant(s) has no drug or drug related record in the last 10 years.
- Applicant(s) has no sex offender record.

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY’S RENTAL SELECTION CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY’S RENTAL SELECTION CRITERIA OR IF I FAIL TO ANSWER ANY QUESTION OR GIVE FALSE INFORMATION, THE PROPERTY MAY REJECT THE APPLICATION, RETAIN ALL APPLICATION FEES, ADMINISTRATIVE FEES, AND DEPOSITS AS LIQUIDATED DAMAGES FOR ITS TIME AND EXPENSE, AND TERMINATE MY RIGHT OF OCCUPANCY. I GRANT DOGWOOD VILLAGE APARTMENTS TO RUN MY BACKGROUND AND CREDIT HISTORY TO DETERMINE RESIDENTIAL ELIGIBILITY.

Applicant Date

Applicant Date

Dogwood Village Apartments Date