Briarwood Village Apartments

APPLICATION CRITERIA FOR RENTAL AGREEMENT

Thank you for your interest in living at Briarwood Village Apartments. In order to help you make your decision we have listed below the criteria for qualifying as a resident with us.

- Each co-resident and each occupant over 18 must submit a separate Application.
- Six (6) months continual employment is required (does not have to be with the same company).
- Employment and income must be verifiable, one month of paystubs (from current employer) must be submitted and other non-work income you want considered must have documentation. Gross monthly income must be three (3) times the monthly rent.
- There is a maximum occupancy of two persons per bedroom.
- Dogs and cats are accepted (only non-aggressive breeds are permitted and a fully grown maximum weight of 20 pounds). No reptiles or rodents of any kind are permitted.
- Applicant(s) may be denied occupancy for the following reasons:
    - Falsification of application by applicant(s)
    - Incomplete application by applicant(s)
    - Insufficient income
    - Criminal
        - No crimes against children
        - No violent or drug-related felonies
        - No felonies committed within the last 10 years, and no imprisonment for felonies within the last 5 years
        - No crimes against landlords or rental properties
        - No convictions or pleas to any sexual crime
        - No convictions or pleas related to the manufacturing or distribution of the illegal drugs.
        - No convictions or pleas to any crime against a person or property, including theft
        - No arson convictions or pleas
    - Poor credit history of applicant(s). Credit reports are obtained. Past due accounts, previous bankruptcy, and/or repossessions within the last two years may result in denial.
    - Application can be denied for multiple past due accounts, collections and charge-offs.
    - Poor rental profile of applicant(s). Rental history reports are obtained. Evictions less than 3 years are denied. Collection accounts regarding rental property, non-payment or frequent late payments of rent. Eviction or destruction of property by applicant(s) or applicant's guest. Drug possession/manufacturing/deliver of illegal activities and Poor housekeeping. All are included in reports.
- Vehicles*:* No more than one (1) motor vehicle per adult and no more than two (2) motor vehicles per apartment. NO guest parking in front of apartments. No boats, trailers, pods, or recreational vehicles allowed on property. NO oversized company vehicles allowed on property.
- Rental Payment*:* The monthly rent is due on the first day of each month

THE APPLICANT ACKNOWLEDGES THE FOLLOWING INFORMATION:

The application fee must be made with a money order and is non-refundable, unless otherwise stated.

In order to retain the unit as a lease dwelling, applicant(s) must provide the apartment security deposit and admin fee. Applicants(s) acknowledge that cancellation by applicant(s), more than 48 hours after approval, will result in forfeiture of apartment security deposit and admin fee held. In the event that applicant(s) are denied, the apartment security deposit and admin fee will be returned in full. The unit will be held for the **first** applicant(s) to have an approved application **and** put up the apartment security deposit and admin fee.

We do not discriminate on the basis of race, color, creed, religion, sex, national origin, handicap, or familial status.

I HAVE READ AND UNDERSTAND THE ABOVE RENTAL CRITERIA

_____ _____

Applicant Date Applicant Date

_____ _____

Applicant Date Owner's Representative Date