

## RENTAL QUALIFICATION GUIDELINES

**Grassano Management will not rent to an applicant under the age of 18.**

You will be required to leave a valid driver's license or photo-ID in the leasing office while touring our community.

### GUIDELINES USED TO QUALIFY RESIDENTS OF OUR COMMUNITY

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|-------------------------------|---|
| <b>INCOME</b>                 | You must have verifiable income that is at least three (3) times the amount of market rent. If we are unable to verify income, we will need copies of the last year's tax returns, three (3) most recent check stubs or three months' bank statements.  |
| <b>EMPLOYMENT</b>             | Applicant must be employed with current employer for minimum of six (6) months. If employed with current employer for less than six (6) months, verification of previous employment will be necessary. Applicant must provide names of employers, supervisors and contact numbers.  |
| <b>RENTAL HISTORY</b>         | All prior lease agreements must be fulfilled. Applicant must have no more than two (2) late payments and no more than one (1) NSF in the past six (6) months. Applicant must not owe money to another rental property. Rental reference must be favorable. Favorable rental history means landlord would lease to you again without special restrictions. A rental history with evictions will not be approved. |
| <b>CREDIT</b>                 | Credit history must not have any judgements, bankruptcies, foreclosures or repossessions within the last twelve (12) months. Applicant must have no more than \$300 currently delinquent (excluding medical bills) and no outstanding Federal Tax Liens.  |
| <b>CRIMINAL HISTORY</b>       | Felony crimes will be subject to automatic rejection if you have been convicted, placed on probation or received deferred adjudication within the last eight (8) years. All (Felony or Misdemeanor) offenses of record will be examined for date of offense, severity of offense and any recurring patterns. We may require a Criminal Supplemental Form.   |
| <b>GUARANTORS</b>             | If you do not qualify on credit, income or employment, we may require a guarantor. However, a guarantor cannot overcome money owed to other rental properties. Guarantors will be subject to \$35 application fee. Guarantors are subject to Rental Qualification Guidelines. Guarantors have full financial responsibility under the lease.  |
| <b>NUMBER OF OCCUPANTS</b>    | Not to exceed designated allowance per floor plan. An infant must be twelve (12) months or older to be considered an occupant.<br>1 Bedroom                      1 to 2 people<br>2 Bedroom                      1 to 4 people<br>3 Bedroom                      1 to 6 people  |
| <b>APARTMENT AVAILABILITY</b> | Apartments are leased on a first-come, first-served basis. You must pay the non-refundable application fee and the processing fee to secure your apartment during the application process.  |
| <b>GENERAL</b>                | You must be a minimum of eighteen (18) years of age to enter into a lease agreement. The TAA rental application must be filled out completely, signed and dated upon submission.  |
| <b>REQUIREMENT</b>            | <b>*Renter's insurance is required...minimum of \$100,000 liability coverage.</b>   |

Any false information on the application **AUTOMATICALLY DISQUALIFIES** the applicant.

Grassano Management, Inc. does business in accordance with Federal, State and Local Fair Housing Laws. We will not discriminate against any person because of  
**RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, AGE, FAMILIAL STATUS OR DISABILITY**

X \_\_\_\_\_

DATE: \_\_\_\_\_