



## RENTAL QUALIFICATION GUIDELINES

**Grassano Properties 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.

<b>INCOME</b>	Applicant must have verifiable income that is at least three (3) times the amount of market rent. We may require one or more of the following: last year's tax returns plus a letter from your current employer, three (3) of your most recent paycheck stubs, SS award letter, employment offer letter or three (3) bank statements showing direct deposit information from the current employer or retirement account.						
<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 and contact phone numbers of ALL employers and supervisors. Applicant must not have more than a 30-day gap between current and previous employment.						
<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 references must be favorable with no special restrictions in regard to leasing again at a previous community. A reported skip or eviction will be denied unless all money owed to the reporting property can be proven paid in full.						
<b>CREDIT</b>	Credit history must not have any judgments, bankruptcies, foreclosures or repossessions reported within the last 12 months. Applicant must have no more than \$750 reporting as delinquent (excluding medical bills), no more than five (5) collection accounts and no outstanding Federal Tax Liens. FICO score must be 600 or above.						
<b>CRIMINAL HISTORY</b>	Felony crimes will be subject to automatic rejection if Applicant has been convicted, placed on probation or received deferred adjudication within the last eight (8) years. All (Felony or Misdemeanor) offenses on 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 Applicant does not qualify on credit, income or employment, we <u>may</u> allow Applicant to obtain a Guarantor. However, a Guarantor cannot overcome money owed to other rental properties. Guarantors will be subject to a \$50 application fee (same fee as leaseholder applicant(s)); only one Guarantor will be financially responsible for each apartment home. Guarantors are subject to all Rental Qualification Guidelines.						
<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 for occupancy guidelines. <table border="0"> <tr> <td>1 Bedroom</td> <td>1 to 2 people</td> </tr> <tr> <td>2 Bedroom</td> <td>1 to 4 people</td> </tr> <tr> <td>3 Bedroom</td> <td>1 to 6 people</td> </tr> </table>	1 Bedroom	1 to 2 people	2 Bedroom	1 to 4 people	3 Bedroom	1 to 6 people
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<b>APARTMENT AVAILABILITY</b>	Apartments are leased on a first come, first served basis. The non-refundable application fee and the processing fee MUST be paid in order to secure an apartment.						
<b>GENERAL</b>	All Applicants 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 upon submission and due with all application and processing fees. Any false information on the application automatically disqualifies the Applicant.						

Grassano Properties does business in accordance with the 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.**

The undersigned has read and fully understands the stated qualification guidelines.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date