



RENTAL QUALIFICATION STANDARDS

Thank you for choosing Overall Creek Apartments as your new home! In order to approve your application, we have guidelines that help us process and determine approval for residency. All of the information requested is important and required to process your application. Please read through the qualifications and if you have any questions, please do not hesitate to ask. Equal and Fair Housing: We do not discriminate on the basis of race, color, religion, sex, disability, familial status or national origin.

CRITERIA:

- Six months of verifiable employment with four prior pay statements showing gross monthly income **equal to three times** the rental amount of the apartment home desired. Full-time students may require a guarantor. Guarantors must show six months of verifiable employment with four prior pay statements showing gross monthly income **equal to five times** the rental amount of the apartment home desired. Self-employed or persons who are retired must provide previous year's tax return or statement of benefits. In the use of a guarantor, primary applicant(s) are required to pass credit and background screening. Lessors with no credit history will require an approved Guarantor.
- Satisfactory Credit Rating. The following items are *not* considered during review:
 1. Medical Bills
 2. Student Loans
 3. Bankruptcy that had been discharged three years or more
- Satisfactory Rental Verification from prior lessor. This includes lease violation and payment history. Lessor must have no more than 3 late payments in the last 36 months.
- Criminal background checks are conducted for each applicant and prospective occupant who are eighteen (18) or older. The application or occupancy of any person may be denied at any time based on their criminal history, in Management's sole and absolute discretion. Criminal history for which Management may deny applications or occupancy include, but are not limited to, felony conviction OR any conviction, active parole, "adjudication withheld" or "deferred adjudication" resulting from charges related to: terrorism, crimes involving possession, manufacture, or delivery of any controlled substance, marijuana, drug paraphernalia, weapons, fraud or financial crimes, prostitution, sex, animal cruelty, OR crimes held against persons or property.
- Any person who will reside in the apartment home and is 18 years of age is obligated to be a leasee. This includes applying, meeting the above qualifications, and paying the required application fee set by management.

ADDITIONAL INFORMATION:

- All applicants for an apartment home must be 18 years of age or older.
- Government issued photo ID is required from all persons over the age of 18 who wish to view an apartment or apply.
- **Application Fees are \$99 per applicant and are non-refundable**
- **Administrative fee is \$100 and will be considered non-refundable after 48 hours of applying.**
- Overall Creek will offer the following application results:
 - Accept** – applicant will be accepted and applicant pays a **\$500** refundable deposit or **\$87.50** bond premium.
 - Accept with Conditions** – applicant will be accepted with an additional refundable deposit of **\$1000** or **\$175** bond premium.
 - Accept with Maximum Deposit** – application will be accepted with a maximum deposit of **\$2,000** or **\$350** bond premium.
 - Application Denial** – applicant will not be accepted to rent with Overall Creek Apartments. Application results are determined based on the applicant’s credit, criminal history, employment and rental history, as well as income. If denied, administrative fees are non-refundable regardless of the 48-hour timeframe.
- Applicants who do not have a United States of America Social Security Number and no US credit history may be accepted, but will be required to pay a minimum deposit of **\$1,500**.
- Once informed of acceptance, applicant has 48 hours to accept. Any changes to unit selection (not including date change) after approval will result in the cancellation of current application and require reapplying.
- Pets will be accepted only with approval from Overall Creek Apartment Homes. A maximum of 2 pets per apartment will be allowed. A non-refundable pet fee of **\$300** will apply (per pet), as well as pet rent of **\$25** per month, per pet. A one-time **\$45 DNA** registration fee will be required for all dogs at the time of move in.
- Roommates: Each roommate will be responsible for the entire rental payment and each must execute the lease agreement. No partial or split payments will be accepted.
- Occupancy is limited to two persons per bedroom in each floor plan.

AUTHORIZATION AND DISCLOSURE

By signing your name, you declare that all your statements in the following application are true and complete. By submitting the application, you authorize Overall Creek Apartments, to verify this information through any means, including any consumer or criminal record reporting agencies and other rental housing owners. Failure to answer any question or giving false information, may require management to deny the application, retain all application fees and deposits as liquidated damages for its time and expense, and terminate your right of occupancy.

I, hereby, agree to the above terms of this rental review process. Upon completion of this process, applicant will be notified with a decision of approval or denial. I agree that all information on my application is true to the best of my knowledge and that any false information given will be reason to deny my application.

Signature of Applicant

Date