

Brownstone Apartments

Resident Qualifying Criteria

We are delighted that you are interested in leasing an apartment home in our apartment community. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

1. A separate rental application must be fully completed, dated and signed by each applicant and all co-applicants. Spouses can complete one rental application. Application fees will be charged per adult not per application.
2. The rental application will be reviewed when submitted to ensure we have all information needed is available to determine your eligibility. Any missing information/paper work must be submitted within 24 hours or application will be denied and application fees will not be refundable. If you decide to apply at a later time you must repay the application fee.
3. If applicant's family will be occupying the dwelling, the family size must be appropriate for the available apartment, i.e., no more than two adults per bedroom, in most circumstances. See our attached family occupancy policy, covering various sizes and configurations of units and children's ages during the lease term.
4. Each applicant must provide government photo identification and allow it to be photocopied. Copies must be made in our office.
5. Employment and monthly income must be verifiable. Total monthly income of all applicants must be 3 times the monthly rent.
6. Applicant(s) may be denied occupancy for the following reasons:
 - Falsification of application by any applicant.
 - Incomplete application by any applicant.
 - Insufficient income. (Total of all applicants)
 - Criminal conviction history such as; Any Felony convictions under 10 years and any Misdemeanor convictions under 5 years. We do NOT accept any of the following criminal history: Violent crime(s) against a person, drug related crime(s) including children who plan on living in the unit.

Poor credit history of any applicant (credit reports are obtained; previous bankruptcy requires an additional deposit equal to one month's rent).

Poor rental profile of any applicant (rental history reports are obtained). Rental history of:

- Non-payment, eviction, frequent late payment(s) of rent or poor housekeeping.
- Drug use
- Poor supervision of applicant's children, occupants or guest.
- Unruly or destructive behavior by applicant, applicant's children, or applicant's guest.

We do not discriminate on the basis of race, religion, sex, national origin, disability or family status.

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 QUESTIONS OR GIVE FALSE INFORMATION, THE PROPERTY MAY REJECT THE APPLICATION, RETAIN ALL APPLICATION FEES, AND TERMINATE MY RIGHT OF OCCUPANCY.

Applicant Signature

Date

Management Representative

Date

Applicant Signature

Date