

Applicant Screening Policy

All applicants shall submit individual applications with appropriate screening fees. A current driver's license or other valid state or federal issued photo identification along with a valid social security card will be necessary in order to process your application. All applicants must be at least eighteen (18) years of age.

Credit & rental history requirements

- All accounts showing 60 days late or greater will be considered as derogatory and management reserves the right to deny any applicant(s), require an increase in security deposit or require a co-signer. Applicants with little or no credit are also subject the above.
- Applicants with a bankruptcy within the past two (2) years will be automatically denied.
- Applicants who have been evicted within the past 5 years will be automatically denied unless a letter from the previous landlord is provided showing the account has a zero balance.

Criminal Background Requirements

- Applicants with a felony history may be denied. Any applicant with a history of the following crimes will automatically be denied. (1) Drug Possession with intent to sell, (2) Prostitution, (3) Burglary, (4) Theft, (5) Crimes against persons.

Minimum Income Requirements

- Gross household income must be a minimum of three times (3) times the rent.

General Regulations & Restrictions

- Incomplete, inaccurate or falsified information will be grounds for denial of the application or subsequent termination of tenancy upon later discovery of information being falsified. Deposit monies will be forfeited for falsified or inaccurate information.
- Two (2) paycheck stubs will be required for each applicant or written proof of income in the form of last years tax return, court ordered funds, Government issued funds or banking documents.
- All persons over the age of Eighteen (18) must complete an application and must be listed on the Nevada Lease Agreement as a lessee.
- Applicants must have one (1) year of verifiable employment and rental history.
- Co-signers may be permitted (at the sole discretion of the manager) for applicants who do not meet the minimum credit or income requirements or who do not have 1 year of verifiable rental history. The Co-signer must complete a rental application, pay the required fee and have perfect credit and rental history.

Applicants have 24 hours from the date of the application to cancel and receive a refund of their holding deposit. Application fees are never refundable. After twenty four(24) hours holding deposit monies will only be refunded if the applicant is denied.

All applicants will be judged on the basis of the above screening criteria without regard to the applicant's race, color, religion, national origin, sex, familiar status or handicapped status.

Applicant's Signature

Applicant's Signature

Date

Applicant's Signature

Applicant's Signature

Agent