



Rental Acceptance Criteria

1) Income

Total gross monthly income must be at least three times the amount of the monthly rent. Applicants receiving a government subsidy must have a total gross monthly income at least three times the amount they are responsible for paying. Applicant's income must be verifiable in the form of a paycheck stub, a letter written and signed by the employer on company letterhead, or a tax statement. Gross monthly income includes, but is not limited to: wages, salary, tips, social security benefits, retirement, pension/savings accounts, stocks, bonds, child support/alimony, unemployment benefits and public assistance. Bank statements of savings/checking accounts may be considered in place of active employment, provided that the balance of said account is equal to at least six times the monthly rent. Applicants not meeting income requirements must have a cosigner on their lease who does meet the income criteria.

2) Rental History

No applicant with an unlawful detainer on their record within the last five years will be accepted as a renter. Other things that may disqualify an applicant from being accepted are: history of late/non payment of rent, history of noise complaints, any outstanding balance owed to previous or current landlords, any negative rental references. Applicants with no previous rental history may be accepted with or without a cosigner depending on their income and credit history.

3) Credit History

Your credit score will have a direct effect on the amount of your security deposit. Any applicant who has a credit score above 600 will have a security deposit equal to one month's rent. Those with a credit score between 550 and 600 will have a security deposit equal to one and a half times the monthly rent. A credit score below 550 may disqualify an applicant from being accepted. Applicants with no or poor credit history may be accepted with or without a cosigner depending on their income and rental history.

4) Criminal and Background Check

Every application requires a criminal background check. An application will be denied if there is felony or misdemeanor conviction on record. In some cases, driving related convictions can be exceptions.

5) Capacity Restrictions

Studio and 1 bedroom apartments – 2 people

2 bedroom apartments – 3 people

3 bedroom apartments – 4-5 people

Acceptance Criteria:

By signing below, I acknowledge that I have read and understand the above mentioned rental criteria. I am aware of the rental criteria before submitting my application and accompanying fee. I also acknowledge that Girard Management, Inc. utilizes a resident screening service, and that I have the right to request the services name and address. Any questions or objections regarding the information given to the management company about me should be directed towards the screening service.

Applicant Signature

Date

Agent Initials

Applicant Signature

Date

Agent Initials