**MEADOW CHASE APARTMENTS**

**Application Rental Selection Criteria**

**Credit Criteria**

Thank you for considering renting an apartment at Meadow Chase Apartments. To eliminate any confusion, please review the qualifications required of all of our residents to rent an apartment at Meadow Chase Apartments. If you have any questions, please feel free to contact the Property Manager.

**Credit History**

You must have good credit history which shows on credit reports received from Experian Credit Services. All applicants must provide a government photo I.D., and a Social Security Card, I-94, J-1, or I-20.

If you have no credit or unsatisfactory credit (bankruptcies, outstanding collections, charge-offs, judgments, etc…), you ***may*** be eligible with a higher security deposit.

Any current or previous property management company, landlord, etc, in which you have an unpaid balance due, must be paid in full no matter the age of the account.

**\*\*Credit Risk is at the discretion of management\*\***

**Criminal History**

**A. If you have been convicted of a felony in the last (five) 5 years, your application will automatically be rejected.**

**B. If you have ever been convicted of a sex crime, your application will automatically be rejected.**

**\*\*Other Criminal Risk is at the discretion of management\*\***

**Rental History**

Within the last year, you must show at least six months of verifiable positive rental history from an unbiased source or ownership of a home. (Dorms, Fraternities, and Sororities are considered rental history).

*If any applicant is currently involved in the eviction process, or the most recent rental history is involving an eviction, the application will be rejected.*

**Income Requirements**

A. Applicant must provide proof of monthly income equal to three times the amount of monthly rent. You will need to provide your last four most current consecutive pay stubs or a current offer letter of employment, unless self-employed. If self-employed, you will need to provide your prior year tax return including the Schedule C, or documentation of other income such as Social Security benefits, etc., or….

B. Have proof of at least three times your share of rent, times the lease term, in an account (savings, CD’s, mutual funds, money markets, etc…).

**Under the age of 18**

We cannot accept minors under the age of 18 unless you are married to the adult lease signer.

**\*\*Please note that we provide an equal housing opportunity; we do not discriminate on the basis of race, color, religion, sex, handicap, national origin, familial status, marital status, age or sexual preference.**

**Acknowledgment**

**Your signature below acknowledges that you have had an opportunity to review our rental selection criteria, which includes reasons your application may be denied such as criminal history, credit history, current income or rental history. You also acknowledge that you understand that if you do not meet our rental selection criteria or if you fail to answer any question or give false information, we may reject the application, retain all application fees, administrative fees and deposits as liquidated damages for our time and expense as well as terminate your right of occupancy.**

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**Signature Date Signature Date**