

Outlook Garden Apartments

RENTAL QUALIFICATIONS CRITERIA

MARKET RATE QUALIFICATIONS:

- Combined GROSS Income at least Three (3) Times the Monthly Rent Rate plus any additional Monthly Fees/Charges
- Current and Historical Income Must be Verifiable and Likely/Probable to Continue for the Foreseeable Future
- A Current Paycheck Stub or Employment Offer Letter, if applicable, Must be Submitted at time of Application
- If Self Employed, Current and Past Three (3) Years Tax Returns are Required and Evidence of Employment/Income for Current Portion of Current Year
- Positive Credit History
- NO Eviction Proceedings within Past Seven (7) Years
- NO Bankruptcy Filings within Past Three (3) Years. If Bankruptcy more than Twelve (12) Months Ago, May be Considered with Higher Deposit and Pre-Payment of Rent for a Number of Months
- If Applicant does Not have a Social Security Number, the Applicant Must provide Current and Valid Government Issued Passport and Government Issued Drivers' License
- Applicant Must Provide Current and Valid Government Issued Drivers' License from State of Current Residence
- No Negative Previous Rental/Landlord History

GUARANTOR(S):

- Accepted for Applicants who do Not Meet Income Requirements
- All Guarantor(s) Must Complete a Rental Application and Earn a Gross Minimum of Five (5) Times the Monthly Rent. If More than One (1) Guarantor, Combined Gross Income Must be a Minimum of Five (5) Times the Monthly Rent
- Current and Historical Income Must be Verifiable and Likely/Probable to Continue for the Foreseeable Future
- A Current Paycheck Stub or Employment Offer Letter, if applicable, Must be Submitted at time of Application
- If Self Employed, Current and Past Three (3) Years Tax Returns are Required and Evidence of Employment/Income for Current Portion of Current Year
- Positive Credit History
- Must Sign Guarantor Agreement and be Fully Responsible for any Defaults Under the Rental Agreement and Addendum, including, but Not Limited to Payment of ALL Sums and Amounts Due Under the Terms and Conditions of the Rental Agreement and Addendum
- NO Bankruptcy Filings within Past Three (3) Years. If Bankruptcy more than Twelve (12) Months Ago, May be Considered with Higher Deposit and Pre-Payment of Rent for a Number of Months

- If Guarantor(s) Applicant does Not have a Social Security Number, the Applicant Must provide Current and Valid Government Issued Passport and Government Issued Drivers' License
- Guarantor(s) Applicant Must Provide Current and Valid Government Issued Drivers' License from State of Current Residence
- No Negative Previous Rental/Landlord History

OCCUPANCY LIMITS:

- One Bedroom.....Not to Exceed TWO (2) People
- One Bedroom Plus Loft.....Not to Exceed THREE (3) People
- Two Bedroom.....Not to Exceed THREE (3) People

TO RENT OR RESERVE AN APARTMENT THE REQUIREMENTS ARE:

- Each Applicant and Guarantor Must Complete an Application and Must be at Least 18 Years of Age
- Each Applicant and Guarantor Must Pay a NON-Refundable Application Fee of \$55.00 (Amount Subject to Change)
- Each Applicant and Guarantor Must Provide Current Government Issued Photo Drivers' License or Current Government Issued Photo Identification
- Deliver, with Application, the Deposit Applicable to the Type of Apartment Applied for. Currently Security Deposit is Equal to a FULL Months Rent. Deposit is Fully Refundable if Application is NOT Approved or is Cancelled, in Writing, Within Three(3) Days of Date of Application
- **Pets** are NOT Permitted.

Renter's Insurance, including Water Bed Insurance, is required. A Certificate of Insurance, from at least an A rated insurance company, naming the OUTLOOK as additional insured, and providing General Liability and Injury Insurance Coverage, in an amount of not less than \$100,000.00 per occurrence, is required and must be delivered to the Outlook prior to occupancy.

Residents are NOT permitted to install, within the premises, any laundry machines or equipment.

The OUTLOOK is an EQUAL OPPORTUNITY HOUSING PROVIDER