

# Centerpoint Apartment Homes

## Resident Qualifying Criteria

We are delighted that you are interested in leasing a home in our 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.
2. Each applicant must provide a government photo ID and allow it to be photocopied.
3. Applicants who are first-time renters or who do not have sufficient income under paragraph 6 below may qualify by having the lease guaranteed by a guarantor/co-signer. The guarantor/co-signer must have a gross monthly income of at least 5 times the monthly rent and must meet all other qualifying criteria. The guarantor/co-signer must also sign the lease contract once approved.
4. Employment and monthly income must be verifiable. Applicant and guarantors/co-signers must provide a recent payroll check stub AND bank statement. Total monthly income of all applicants must be 3 times the monthly rent. (Otherwise, a guarantor/co-signer is necessary.)
5. Additional Security Deposits and/or pre-paid rent may be required for applicants not otherwise qualifying within the income, employment and/or rental guidelines.
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 occupants);
  - Criminal conviction history with any type felony and/or violent or sexual crime committed by any applicant or by other occupants (including children) who plan to live in the unit, and/or any type of drug conviction whether it's a felony or misdemeanor or any type of theft;
  - Poor credit history of any applicant (credit reports are obtained);
  - Poor rental profile of any applicant (rental history reports are obtained) Rental History of:
    - Non-payment or frequent late payment of rent;
    - Eviction;
    - Drug use;
    - Poor housekeeping;
    - Poor supervision of applicant's children;
    - Unruly or destructive behavior by applicant, applicant's children or guests;
    - Violence to persons or property by applicant, applicant's children or guests.

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

I HAVE READ AND UNDERSTAND THE ABOVE RENTAL CRITERIA. I ALSO UNDERSTAND THAT THE APPLICATION FEE AND THE ADMINISTRATION FEE THAT IS PAID IS NON-REFUNDABLE.

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Applicant

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Date

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Applicant

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Date