

Rental Requirements: ALL APPLICANT'S MUST QUALIFY UNDER EACH REQUIREMENT.

- **Credit:** A complete check of credit history will be made. **Applicant must have a favorable credit rating.** Charged off accounts, collections, judgments, bankruptcies, within the past 5 years, may be grounds for denial.
- **Rental History:** The applicant(s) must have a **one-year past positive rental reference** or have previously owned a home (with mortgage in good standing). This includes no late rent payments, Unlawful Detainers, or lease violations.
- **Income:** A prospective Resident must meet the minimum **income requirements:**
 - 1 person must have a gross monthly income of at least 3 times the monthly rent
 - 2 persons must have a gross monthly income of at least 3.5 times the monthly rent
 - 3 persons must have a gross monthly income of at least 4 times the monthly rent

Lease Terms:

- One-Year Lease (12 full months).

Security Deposit:

- The full Security Deposit payment is required at the time of the lease signing. The first month rent is due on the day of move in. The Security Deposit and First Month's Rent must be paid in the form of a cashier's check or money order.

Age:

- Must be 18 years of age to contract for lease.

Occupancy Limits:

- 1 person is allowed per studio apartment
- 2 persons are allowed per one-bedroom
- 3 persons are allowed per two-bedroom
- Each additional person added to the above limits will require an additional \$75.00 added to the monthly rent.

The Application Process:

- The \$35.00 application fee is non-refundable and must be paid before any verification begins.
- Submission of this application does not serve as reservation of the apartment that you are applying for.
- All information provided on the application must be **complete and correct** or we will be unable to process the application. If we are unable to verify any portion or find discrepancies, this is basis for rejection.
- If the application is accepted, you will be notified by telephone and will have 24 hours to return our call and set up a lease signing. Lease signings must take place within 48 hours of being accepted.
- If the application is denied, you will receive a denial letter in the mail within 2-4 business days.

Other Policies:

- For your convenience, all incoming residents must participate in the ACH Program. This program allows for your monthly rent payment to be deducted from your checking, savings or other applicable account. Detailed information about this program is available at the time of your lease signing or at your earlier request.
- Pets: All pets must be pre-approved through Management. A monthly pet fee and a signed agreement are required for Residents to keep pets in any apartment. Dogs are not allowed in any apartment unit. No exceptions will be granted.

I have read and understand the application process and the above listed requirements and policies. I certify that all the information that I have provided is true and correct. My signature on this application serves as permission for @ Home Apartments to obtain my rental and credit history, to verify my income and authorizes @ Home Apartments to verify all my responses.

Applicant Signature

Date

@ Home Apartments does not discriminate against tenants or prospective tenants based on race, color, creed, religion, national origin, sex, marital status, disability, sexual orientation, or age. These policies comply with the Equal Housing Opportunity Act and other similar laws.

