



APPLICANT RENTAL CRITERIA

RENTAL APPLICATION: All Adult applicants 18 or older must submit a fully completed, dated, and signed residency application and fee. Applicant must provide proof of identity. For non-U.S. citizens, we may require a supplemental application. Any omissions or falsifications may result in the rejection of an application or termination of a lease. **GUARANTORS** are required for all applicants.

GUARANTORS: All Adult guarantors 18 or older must submit a fully completed, dated, and signed guarantor application and fee. Guarantors must provide proof of identity and must be U.S. citizens. Any omissions or falsifications may result in the rejection of an application or termination of a lease.

APPLICATION FEE: A non-refundable application fee is required per application and guarantor.

We will require the security deposit to be collected to hold a property off the market. In the event, the application is approved, and the applicant fails to enter a lease, the applicant shall forfeit this deposit.

OCCUPANCY STANDARD: ONE PERSON MAXIMUM OCCUPANCY PER BEDROOM. (Unless otherwise dictated by state or federal law) No Co-ed Living is permitted.

AVAILABILITY POLICY: Apartments become available to prelease when the current resident submits a written notice to vacate.

AGE REQUIREMENT: The lease holder and guarantor must be 18 years of age or older. Leaseholders cannot be over the age of 30.

INCOME REQUIREMENT: Applicant must have a gross income of at least 2 times the monthly rent (student grants and loans are considered) and guarantors must have a gross income of at least 5 times the monthly rent. All sources of other income must be verifiable if needed to qualify for a rental unit.

EMPLOYMENT VERIFICATION: The lease holder and guarantor must have stable and verifiable employment or, if unemployed or retired, other sources of other income must be verifiable if needed to qualify for a rental unit.

SELF-EMPLOYMENT: Self-employed guarantors may be required to produce upon request 2 years of tax returns or 1099s and non-employed individuals must provide verifiable proof of income.

RENTAL HISTORY: Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances, or illegal activities, no unpaid NSF checks, and no damage to the unit or failure to leave the property clean and without damage at time of lease termination.

CREDIT REQUIREMENTS: A credit report will be processed for each applicant and guarantor. Based on your overall risk score, your application will be approved, declined, or approved on the condition that an additional security deposit is paid in advance equal to one month's rent. If an applicant and guarantor are declined or approved with conditions, the name, address, and telephone number of the consumer-reporting agencies providing the information will be provided to the applicant. By law, it is required that this letter is sent to these applicants.

ANIMALS: No pets are permitted on the property.

CRIMINAL HISTORY: Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs, or firearms; felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nol-prosses", or "adjudication deferred", further documentation may be required and the applicant and or guarantor may be denied on this basis.

If you need to call us back with more information, please do so within your 72-hour grace period. The lease does not become effective until Management approves the application and all conditions have been met.



Our company policy is to report all non-compliances with the terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau and/or a collection agency and if the amount is disputed, it shall be reported as disputed in accordance with the law.

_____/_____
Applicant / Date

_____/_____
Guarantor / Date

_____/_____
PEG Property Group / Date

