

MONTANA VALLEY APARTMENTS

Application Criteria



All applications for residency submitted to Fath Properties will be run through a national credit bureau. In addition, in reviewing your application, all or part of the following areas will be taken into consideration:

We are an equal opportunity housing provider. We fully comply with the federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing laws.

Minimum Age All applicants must be at least 18 years old. All persons 18 years old and over who will reside in the apartment must fill out an application and meet application criteria. Any minors who will occupy the apartment on a regular basis must be listed on the application and must be under the direct care and supervision of the adult applicant(s).

Number of Occupants (Max occupants)

1 bd 2 occ. **2 bd** 4 occ. **3 bd** 6 occ.

Non-US Citizens All non-US citizens must complete the Supplemental Rental Application for Non-U.S. Citizens and provide at least one official document identifying that you are entitled to reside in the US **and** one form of photo identification that is listed on that form.

Credit All credit status will be checked through the appropriate credit bureau. If no credit record can be obtained, Fath Properties may call the credit references that have been supplied on the application. Credit reports returned with a high-risk score can be accepted if the applicant is willing to pay our credit approval fee of \$100.00–\$150.00. The approval fee will only be offered if the applicant passes the other requirements for acceptance.

Resident/Rental History Fath Properties requires at least 12 month's residential/ rental history be provided, verified, and be positive. Any balance due to any prior landlord will have to be paid in full with proof of payment. Prior residential history may also be requested or obtained by Fath Properties and used to determine an applicant's qualifications for rental. First-time renters that have no rental history, no credit or good credit that meet our income qualifications can pay our first-time renter fee of \$100.00 to be approved.

Employment/Income

- Current employment or job offer used to meet the income criteria will be verified, including salary amount and start date.
- Applicant must have been continuously employed a minimum of three months directly prior to application date.
- Each applicant must provide a current paycheck stub; Self-employed individuals must provide proof that they meet the income requirement consistently each of the three months prior to application. Proof may include tax returns, bank statements, and statements from contract work. Management will determine, in its discretion, whether the information provided is sufficient to satisfy the minimum income requirement.
- Full amounts of Social Security, disability and child/spousal support are accepted.
- If an individual fails to meet the income requirement but has at least 12 times the monthly rent in cash (or a cash equivalent) in a savings account/liquid asset, then the income requirement is considered to be met with proper proof.

1 applicant must make the minimum income requirement:

3X monthly rent amount

2 combined applicants (max) must make the minimum income requirement:

5X monthly rent amount

Guarantor/Cosigners A cosigner may be accepted for applicants who do not meet the minimum income required. The applicant must qualify in other respects of the application before being offered a cosigner. All cosigners must complete an application and meet additional requirements.

Fath Guarantee Fath Properties guarantees that if you are not completely satisfied with your apartment you may, with prior notification to the manager, vacate the apartment within 30 days of moving in. You will be eligible to receive a full refund of all deposits paid to Fath Properties within 30 days of vacating and be released from your agreement, provided all other rules, conditions, and terms of occupancy have been met.

Criminal History Fath Properties will review any applicant with a criminal history, and make a decision based on individual cases.

Vehicle Condition All resident vehicles must be listed on the application, meet the Fath Properties vehicle policy, and be inspected prior to application approval.

Questions? Additional information is available from our leasing associates.

We require that all residents provide proof of renters insurance. This requirement will help provide financial protection from accidents caused by the insured, such as a fire, that could potentially impose a financial hardship on you. We are confident that all of our residents would prefer to live in a community that requires their neighbors to carry liability insurance.

It is our standard policy to only hold an apartment for 30 days after application approval before move-in is required. If an exception is made to that policy and the exception date has passed with no move-in, we may cancel the move-in. Any fees/deposits will not be refunded.

Please take your time and fill out your application thoroughly. These criteria are subject to change at any time at the sole discretion of Fath Properties. We will rent available apartments to applicants in the order that their applications are received. **If we are unable to verify information necessary for processing an application within 3 business days of receiving it or if an application is deficient in any of the categories outlined above, the entire application may be rejected.** Providing fraudulent information or documentation will result in your application being denied. If you cancel your application or it contains fraudulent information or fraudulent documentation, **you will forfeit all fees/deposits paid.**

Read & Accepted: _____

Date: _____