

# *Ladera Vista Apartments*

## Rental Qualification Acknowledgement

Welcome to our Community. Before you complete a Rental Application, we encourage you to review this information before filling out an application and paying a non-refundable fee.

**Income:** Income must be a gross of two & one half (2.5) times the amount of rent. If employment does not meet the criteria, documentation of other supplemental income must be provided. Example: savings, accessible stocks/bonds, trust fund income, social security, educational grants, etc. Acceptable income verification includes: confirmed by employer, pay-stub, trust officer, tax returns, or other satisfactory documentation as required.

**Credit:** All applicants must have 75% positive credit. Applicants scoring less than 75% maybe required to pay an additional deposit equaled to ½ to 1 month rent depending on scoring. Any medical or School loans will not be included in the scoring.

**Rental:** 6 months of good rental history with no more than 2 late payments. If there is no rental history an additional deposit may be required or a co-signer.

### **Applicants will be denied for the following reasons:**

1. Monies owed to an Apartment Community or Landlord unless paid in full.
2. Conviction of a felony pertaining to distribution of controlled substance, sexual offense, violence against another or destruction of property.
3. Falsifying information on application.

**\*Bankruptcies and repossessions will require a full months deposit or cosigner if less than 2 years old.**

**Co-Signer:** In order for a co-signer to be accepted, they must make a gross of 3 times the rent each month, and pass all credit and criminal criteria without conditions.

**Occupancy Standards:** Two people per bedroom, plus one additional person in an apartment home.  
[2+1].

All lease holders applying must be 18 years of age or older or an emancipated adult. Each lease holder or adult occupant must fill out an application and meet the qualifying criteria.

Equal opportunity Housing: Ladera Vista will not discriminate against any person based on race, religion, sex, handicap, familial status, or national origin.

I have read, understand, and accept the above qualifying policies of this community.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Ladera Vista Representative

\_\_\_\_\_  
Date