



Qualifying Criteria

The Company and this community comply with all federal, state and local regulations regarding Fair Housing for all applicants and residents regardless of race, color, religion, sex, national origin, familial status or handicap.

Occupancy Standard

Two persons maximum per bedroom (Exception: Child under 24 months of age, unless otherwise dictated by state or federal law)

Age Requirements

Lease Holders must be at least 18 years of age. All Lease Holders and Occupants age 18 years or older are required to submit an application for approval.

Credit

Our credit reporting agency evaluates credit and rental history against indicators of future rent payment performance. An unsatisfactory finding may result in the requirement of an additional deposit, or denial. A prospective lease holder with no established credit history must provide an additional deposit.

Identity Verification

By submitting this application, Applicant(s) hereby consents to Milestone Management sharing Applicant's nonpublic personal information (as defined by the Gramm Leach Bliley Act, 15 U.S.C. §6802(e)) with CoreLogic Rental Property Solutions, LLC and ID Analytics, Inc. (collectively, "Vendors") for the purpose of Milestone Management receiving an identity verification product in connection with my application, and for the Vendors' use in the preparation of similar reports.

Non-U.S. Citizens

All Non-U.S. citizens must complete a Supplemental Rental Application for Non-U.S. Citizen and provide copies of passports, visas, or any applicable immigration documentation.

Check Writing

Personal checks will be an accepted form of payment upon positive verification of check writing history. Unsatisfactory findings require payments to be made by cashier check or money order only.

Previous Residences

All applicants and occupants must have positive rental history within the past two years. No rental history may require an additional deposit. No evictions within the past two years will be acceptable. Addresses indicated on the credit report(s) must exactly match residences listed on the rental application.

Criminal

Our investigation includes criminal background screening. It is possible your application may be denied due to criminal convictions.

Income

The exact income requirement for each application is determined by the rental risk score of the applicant(s). Rental scoring systems assign values to certain factors identified as having a statistical correlation to future financial lease performance. On average, the monthly income must equal 3x the monthly rental amount. Court ordered support and other income sources require verification. Paycheck stubs reflecting at least 30 days of employment, the previous year's income tax return (if self employed), and/or an offer letter of future employment, are acceptable verification of both income and employment. The income requirement may be modified if required by federal subsidy or financing programs. A Guarantor may be required if the income requirements are not met. A bank statement is not an acceptable form of proof of income.

Employment

Lease Holder(s) must present evidence of stable work history for a minimum of one year. If not employed, evidence of regular income must be provided such as retirement, etc. If self-employed, an income tax return from the previous year and bank statements from the previous two months must be provided. Persons who hold commission-only or base plus commissions, tips and bonuses jobs are considered self-employed. A letter of intent to hire from the employer should be provided if employment has not yet begun.

Renter's Insurance

Lease Holder(s) must present evidence of Liability Renter's Insurance including coverage for 1) Personal Liability for \$100,000 and 2) Medical Payments to Others for \$1,000. The policy must include the "Property Name" listed as an "Additional Interested Party" with required address. The policy must remain in effect for the term of the lease and all renewal periods.

Pets

A maximum of 2 pets are allowed per apartment. Restricted breeds are as follows:

German Shepherd	Staffordshire Bull Terrier	Bullmastiff	Wolf-Dogs and Wolf Hybrids
Anatolian Shepherd	American Staffordshire Terrier	Akita	Doberman (full)
American Pit Bull Terrier	Rottweiler	Chow Chow	Airedale
American Bull Dog			

Listed above are dogs considered to have aggressive tendencies. Additionally, mixed breeds of these dogs are also restricted. This list should not be considered all inclusive. Please remember some breeds have nicknames and most have variations of their breed.

Guarantor

If a Guarantor is required for lack of income, the Guarantor must be a U.S citizen, make at least 5x the monthly rent, and have established credit.

Any changes to the lease term, move in date or apartment home selected may result in an adjusted rental rate and/or deposit required. If applicable, the income requirements must be met for the new rental rate.

Signature of Applicant _____ Date _____
Email Address: _____

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Email Address: _____

Signature of Applicant _____ Date _____
Email Address: _____

Signature of Applicant _____ Date _____
Email Address: _____

Signature of Owner's Representative _____

