



Minimum Application Criteria

King Realty and Management does business in accordance with the Fair Housing Act. No person(s) shall be discriminated against on the basis of race, religion, sex, disability, familial status, age, national origin, source of income, or marital status. Our goal is to be consistent and apply all of our criteria and regulations equally to all applicants.

Lease Holder(s) must be 18 years or older (unless emancipated). All occupants 18 years or older will be required to complete an application (even if living with a parent or guardian). Each applicant must complete an application in its entirety and all information provided must be true, accurate and complete, as well as verifiable. Below are the criteria that each applicant must meet in order to become approved. **NOTE: this is a general guideline and all applications must be approved by the property owner. This criteria doesn't preclude the property owner from asking for an additional deposit if anything unfavorable is reflected on each applicant's background or history.**

Our application process takes from 1-2 days to verify all information required. Within **48-hours** from the time of approval all applicant(s) must bring in their execution deposit to hold the unit. If the approved applicant(s) fails to bring in the execution deposit in the allotted time then we will move onto the next application for processing. The \$40 application fee is non-refundable.

Maximum Occupancy Limits: One Bedroom: 2 Two Bedroom: 4 Three Bedroom: 6

Employment Verification: At least 1 year (previous and current) verified or current pay stubs to be provided if unable to verify employment verbally. If self-employed, you must provide a previous year's personal income tax return and two months personal bank statements as evidence of sufficient income. Any documentation requested must be provided within 48 hours of submitting application or application will be denied and we will move onto the next application for processing.

Income: Combined gross income must be a minimum of 3 times the monthly rent.

Rental History: At least 2 years verified (previous and current), and no prior evictions or monies owing. If we are unable to verify or if landlords do not reply to calls or faxes the burden of proof for rental history becomes the applicant's responsibility. We will allow 48 hours for the applicant(s) to encourage previous and current landlords to reply to our requests. If unable to verify information the application will be denied and we will move onto the next application for processing.

Credit Analysis: No collections exceeding \$1,000 and any collections or judgments involving landlords (medical collections and student loans will not adversely affect your application)

Criminal History: The application may be rejected if any applicant (resident or occupant) has been indicted, arraigned, or convicted of any of the following reported criminal related reasons.

- Felony convictions
- Any terrorist related conviction
- Any illegal drug related conviction (last 6 years only)
- Theft or any crimes involving theft (last 6 years only)
- Any sex related conviction
- Misdemeanor conviction involving crime against person or property (last 6 years only)
- Any crime involving a minor (last 6 years only)
- Any prosecution related conviction (last 6 years only)

Additional Deposits/Guarantors: An additional deposit and/or guarantor may be required based on the outcome of the credit analysis, income verification, or rental history of the applicant(s). They may not be an occupant of the apartment and must have income that is 3 times greater than rent, and have at least 2 years of employment verification.

Unit Availability: The listing of available units for rent is updated, as each unit becomes available. This may occur at varying times throughout the day. Available listings at the beginning of the business day may differ from the available listing at the end of the business day. A unit becomes available to lease when management receives a notice to vacate, and/or receives the keys, and/or validates a vacancy.

Application Fee: A \$45.00 non-refundable application fee is required per application.

Personal Conduct: Any unacceptable conduct, language or mannerism at any time during the application process that seems to be aggressive or unruly will be grounds for denial.

I UNDERSTAND, ACCEPT, AND MEET THESE QUALIFYING STANDARDS. I UNDERSTAND THAT FALSIFICATION OF INFORMATION WILL LEAD TO DENIAL OF RENTAL.

Applicant Signature

Date