

Brant Rock Condominiums Rental Criteria

JRK Residential will not discriminate against any person based on race, color, sex, religion, creed, age, marital or familiar status, national origin, or physical or mental disability. All housing is made available on a first come, first served basis. Units cannot be placed on hold without submitting a signed application and deposit with the leasing agent.

OCCUPANCY STANDARDS: No more than (2) occupants or two (2) occupants and one (1) child under the age of twelve (12) months per bedroom may reside in any residence.

AGE REQUIREMENTS: You must be a minimum of eighteen (18) years of age to enter a lease agreement.

INCOME REQUIREMENTS: The monthly income of all applicants must be at least three times (3x) the monthly rent. You must provide proof of any income such as child support, social security, disability payments, dividends, etc. which you wish to be considered for qualification purposes.

EMPLOYMENT VERIFICATION: Applicants must be employed or must provide records showing sufficient cash savings to cover the total rental term. If self-employed or retired, applicant must submit a copy of page 1 of the previous (2) years' tax returns. Foreign nationals may provide an I-20 or IAP66 form.

CREDIT REQUIREMENTS: Credit rating will be provided by a national credit bureau. Unfavorable credit reporting on the bureau report may require a higher deposit and a possible additional lease prepayment for acceptance or may be grounds for denial of application.

RENTAL HISTORY: You must provide our firm with the necessary information to verify your most recent residence and, in descending order, prior residences for a minimum of (1) year of favorable occupancy history. Favorable occupancy history means that you fulfilled your prior lease obligations and that each landlord or mortgage representative contacted would release to you or make a new lease without special restrictions.

CRIMINAL HISTORY: Non-discrimination on the basis of race, color, creed, sex, handicap, familial status or national origin is the comprehensive policy of this company. We reserve the right to deny any applicant with a felony charge, deferred adjudication or any violent or drug related misdemeanor charges. Exceptions will be considered for non-violent class B misdemeanors.

APPLICATION FEE: A _____ non-refundable processing fee will be charged on each application. All fees and application deposit must accompany the completed application and be paid in full before the application will be considered.

Falsifying any information will result in forfeiture of all deposits. Additionally, providing any false, misleading or incomplete information on the rental application will be sufficient grounds for rejecting the application.

The undersigned has read and fully understands the stated qualification guidelines.

Resident

Date

Resident

Date