

# RESIDENT SELECTION GUIDELINES

## RENTAL CRITERIA:

- All prospective residents 18 years of age or older are required to complete a rental application, and pay a non-refundable application fee.
- An applicant may be asked to pay an additional Security deposits of up to but not exceeding 1 ½ times the rent or be given the option to obtain a co-signer if any applicant fails to meet the following rental criteria.

**CREDIT:** A credit report will be processed for each applicant. Each applicant must pass the general credit verification

- A 50% positive credit rating
- Student, Medical and Dental loans will not be taken into consideration
- No credit history will be counted as good credit

**INCOME:** Each applicant(s) gross monthly income or supplemental income and/or funds must be verifiable and current as of date of move in.

- A minimum of Two and a Half (2 1/2) times the monthly rental amount or
- Supplemental income and/or funds equaling Two (2) times the total amount due for the applicable least term.
- Verified by current employment, trust officer, tax records, or other satisfactory documentation as required.

**RESIDENCY:** Rental history will be verified for each applicant.

- NO non-compliance issues that resulted in either non-renewal or eviction.
- NO more than Three (3) NSF's in a single lease term or 12 months (whichever is shorter)
- NO more than two (2) forcible detainers in a single lease term or 12 months (whichever is shorter)
- A minimum of six (6) consecutive months of verifiable rental history within the last two (2) years.

**CO-SIGNER:** a co-signer must qualify on the all above criteria in addition to the following stipulations.

- A 75% positive credit rating
- A minimum of Three (3) times the monthly rental amount
- A minimum of 24 consecutive months of verifiable rental history within the last five (5) years.

## **APPLICANTS WILL BE DENIED FOR THE FOLLOWING REASONS:**

- Prior or pending eviction with unresolved judgment and/or any outstanding monies owed to an apartment community or landlord within the last eighteen months..
- Rental history of non-compliance issues that resulted in non-renewal or eviction within the last two (2) years.
- Pending or unresolved bankruptcy.
- Conviction of applicant/occupant related to homicide, methamphetamine productions and distribution, or sex crimes subject to lifetime registration.
- Falsification of information on the application.

## **APPLICANTS MAY BE DENIED FOR THE FOLLOWING REASONS:**

- Conviction of applicant/occupant related to harm caused to a person or property, including but not limited to: arson, assault, intimidation, drug-related offenses, theft, dishonesty, weapons, violence, children, gangs, prostitution, or related violations.

**OCCUPANCY STANDARDS:** must not exceed designated allowance per floor plan:

3 persons in a 1 bedroom/1 bath, 5 persons in a 2 bedroom/1or 2 bath, 7 persons in a 3 bedroom/1 bath.

**Equal Opportunity Housing:** AZ First Reality Management, LLC will not discriminate against any person based on race, color, religion, sex, handicap, familial status or national origin.

I have read, understand and accept the above qualifying policies of this community from which my application will be approved.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Management Representative

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

