

## **RENTAL REQUIREMENTS**

*APPLICANT: Please read this information carefully before completing the application.*

**Application Fee/Deposit:** The application fee is \$30.00 per person and it is a non-refundable fee. The deposit is one full month's rent.

**Occupancy Limits:** Maximum occupancy is limited to: Studio – 2 persons, One Bedroom – 2 persons, Two Bedroom – 4 persons, Three Bedroom – 6 persons.

**Age/Identification:** All adults must be on the lease. All applicants must provide proof of identity. Acceptable items include: Social Security Card – AND – un-expired state ID or Driver's License, or un-expired passport.

**Rental History:** All tenants must have a positive rental history with their current landlord. Some applicants may be required to have two years of consecutive, positive rental history, which may include more than one landlord/place of residence. Applicants must provide complete address and landlord/management office name and phone number for all addresses. Any unlawful detainer in the past two years will disqualify applicant and any previous unlawful detainers that have not been satisfied will disqualify applicant. Previous evictions are not accepted. Some applicants might be asked for a first & last month's rent depending on their rental history.

**Employment:** All applicants must have positive current employment, some exceptions made for students. Some applicants may be required to have three years of positive employment depending on credit.

**Income:** Combined monthly household income before taxes must be at least 2.5 times the apartment rent, with some exceptions made for students. Only verifiable income sources should be used when calculating monthly income, as all employers will be verified.

**Credit History:** A credit report will be ran for each adult applicant, with a score of 600 or higher preferred. Three positive years' employment and two years positive rental history required if applicant has little or no credit. No major collections or bankruptcy allowed. Some applicants might be asked for a first & last month's rent depending on their credit history.

**Criminal History:** A criminal background check will be run for each adult applicant. Any felony, gross misdemeanor, or any conviction involving drugs or firearms, will disqualify an applicant.

**Exceptions:** Exceptions may be considered for first time renters or applicants who are border line for acceptance because of household income and/or credit reasons. This generally requires advance payment of first and last month's rent. Co-signers must be able to meet all criteria and they must submit an application and application fee, and if approved will be required to sign a guarantee of rent payment form.

***We do not wish to deny your application!***

***We are looking for information that will support accepting your application.***

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I have read and understand the tenant screening and occupancy standards outlined above. I hereby authorize any applicable agencies to release all credit, rental, employment, and criminal background information to the agents of The Commercial Connection.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date