



Carbajal Realty, Inc.

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Resident Qualifying Criteria

We are delighted that you are interested in leasing a dwelling in our apartment community. In order to help you in your decision, we have listed below the criteria for qualifying as a resident with us.

1. A separate rental application must be fully completed, dated and signed by each applicant and all co-applicants. Spouses can complete one rental application.
2. The rental application will be reviewed when submitted so we'll have all information needed to determine your eligibility.
3. Each applicant must provide government photo identification needed to determine your eligibility.
4. If applicant's family will be occupying the dwelling, the family size must be appropriate for the available apartment, i.e., no more than 2 adults per bedroom, in most circumstances.
5. Employment and monthly income must be verifiable (3x the amount of rent). Otherwise a guarantor is necessary.
6. Applicant(s) may be denied occupancy for the following reasons:
 - Falsification of application by any applicant
 - Incomplete application by any applicant
 - Insufficient income (total of all applicants)
 - Criminal conviction of violent or sexual crime committed by any applicant or by other occupants (including children) who plan to live in unit
 - Poor credit history of any applicant
 - Poor rental profile of any applicant (rental history reports are obtained). Rental History of:
 - Non-payment or frequent late payment of rent
 - Eviction
 - Drug Use
 - Poor Housekeeping
 - Poor Supervision of applicant's children
 - Unruly or destructive behavior by applicant, applicant's children or guests
 - Violence to persons or property by applicant, applicant's children or guests

We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability or family status.

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY'S RENTAL SELECTION CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY'S RENTAL SELECTION CRITERIA OR IF I FAIL TO ANSWER ANY QUESTION OR GIVE FALSE INFORMATION, THE PROPERT MAY REJECT THE APPLICATION, RETAIN ALL APPLICATION FEES, ADMINISTATIVE FEES, AND DEPOSITS AS LIQUIDATED DAMAGES FOR ITS TIME AND EXPENSE, AND TERMINATE MY RIGHT OF OCCUPANCY.

Signature of Applicant

Date

