

Chloe

CHIANG

Application Requirements

Applications must be filled out completely to be considered for approval. *The property will remain active on the market until a complete application package is received.* The following items are needed to have a complete application package.

- ✓ TR or online application
- ✓ Proof of income and employment
- ✓ Copy of a photo ID
- ✓ Application fee
- ✓ Security deposit

Application Fees, Security Deposit and First Month's Rent are to be paid by secured funds (Online, Money Order, Cashier's Check, etc.).

VERIFIABLE INCOME must show a household monthly income of at least 3x the monthly rental rate. For example, rent is \$2,000/month, the household income must earn \$6,000/month or more.

Income must be verified by:

1. Last three of each applicants most current pay stubs
 2. Current US bank statements showing 3X the monthly rent multiplied by the lease term
- OR**
3. Three most current bank account statements with consistent deposit entries shown every two weeks

If self-employed:

1. Tax return from previous year signed and dated by a Certified CPA
2. Current US bank statement showing 3X the monthly rent multiplied by the lease term

If newly employed:

1. Offer letter from the employer stating base salary agreement and/or commission structure.
2. Employment acceptance, hire date and income must be verified as part of the application approval process.

Guarantors:

Guarantors must be related to the applicant, make at least 5 times the monthly rent, and meet all other general requirements.

CREDIT

- A. All accepted applicants must achieve a minimum credit rating of 620.
- B. Additional deposits may be required based on credit rating.

RENTAL/MORTGAGE HISTORY

- A. All applicants are required to have verifiable positive rental/mortgage history within the last two years.
- B. Any money owed to previous landlord(s) must be paid in full. Documentation is required.
- C. All lease obligations must be fulfilled at current residency prior to approval.

CRIMINAL HISTORY

- A. A criminal background is performed on all applications.
- B. Applicants with any felony convictions or pending felony convictions will not be accepted.
- C. Applicants with convictions or pending cases, including misdemeanors related to sex, violence, drugs, child abuse or any crimes against persons or property will not be accepted.
- D. Applicants registered as sex offenders will not be accepted.

*In the event the criminal background check reveals any criminal cases, we may offer residency with documentation of dismissal or favorable resolution of charge.

**The criminal history requirement does not constitute a guarantee or representation that residents or occupants residing at the apartment community have not been convicted of any of the above mentioned crimes. Our ability to verify criminal history is limited to the information made available to us by the credit reporting services.

FOREIGN NATIONAL APPLICANTS

Applicants indicating themselves to be non US citizens must complete a foreign national applicant addendum. All other applicable requirements must be verified.

***Please understand that certain properties may have additional requirement per owner's prerequisite.

I (WE) HAVE READ THE ABOVE AND UNDERSTAND THE CRITERIA FROM WHICH MY (OUR) APPLICATION WILL BE APPROVED.

Applicant Signature Date

Applicant's Representative Date

Applicant Signature Date

Applicant Signature Date

Applicant Signature Date