

Rental Criteria

To reside in our community, each applicant and all occupants 18 years old are required to meet the stated rental criteria. Be certain to review the requirements and determine if your application will meet our standards.

All applicants and adult occupants must complete an application. Married couples may submit a joint application.

1. Income

Two times the rental amount is required to meet the income level of our community. All forms of income will be considered. Documented evidence of the sources of income is required.

2. Rental History

Satisfactory rental history or proof of home ownership will be verified for each applicant. Late payments, returned checks, lease breaks, and negative reports will adversely affect the application process.

3. Credit History

50% satisfactory credit history is required. Only discharged bankruptcies will be approved. Judgments will not be accepted.

4. Criminal History

All applicants 18 years and older will be checked for criminal history. No felony convictions, deferred or withheld adjudication for a felony, or misdemeanor for a crime against a person. Note: There may be residents that have resided within our community prior to stated criteria and may not meet these requirements. See the effective date at the bottom. All applicants will be required to sign a "Crime Free Housing Addendum."

5. Lease Guarantor

If an applicant does not meet the income and or credit guidelines, a guarantor may be considered. Never can a guarantor be considered when the criminal history does not meet the criteria for an applicant. The lease guarantor must submit an application and meet the criteria.

6. False Applications

Falsification of information submitted by an applicant will be automatically denied approval. All deposits and money paid will be forfeited.

7. Cancellation

If an applicant cancels, the application deposit will be refunded 48 hours after the application is submitted, regardless of the approval status. All administrative fees will be forfeited.

8. Occupancy Guidelines

All persons residing in the apartment must be listed on the application and lease contract. A limit of two (2) persons per bedroom will be allowed to reside in an apartment.

9. Animals

Only small dogs and cats are allowed, with the following restrictions:

- Dogs must be of a certain breed. Consult the office for acceptable breeds.
- No puppies or kittens less than 6 months old are allowed.
- No exotic animals are allowed.
- No more than two (2) animals per apartment is allowed.
- Animals used as disability assistance are not considered pet under this policy.
- Animal/Pet Addendum must be signed at the time of move in.
- Management reserves the right to restrict certain breeds of dogs.
- An additional deposit, animal fee and animal rent may be charged.

The application will be processed when all documents are completed and received from the applicant(s). If approval or denial results, the applicant(s) will be notified. Please be sure we are able to contact you by phone. Written documentation is available if the applicant requests. If an applicant is denied due to information we received from a credit report, the Fair Credit Reporting Act requires the creditor to give you the name, address and phone number of the credit reporting agency that provided the information. Ask the Leasing Consultant for this information. You may contact the company to inquire about your credit report.

Acacia Gardens does not discriminate on the basis of race, color, religion, sex, national origin, handicap, or familial status. The applicant(s) agrees to allow the apartment community a credit report, rental history and criminal history for purposes of approval.

I have read, understand and agree with the Rental Criteria as stated.

_____	_____	_____
Applicant	Date	Leasing Manager/Agent
_____	_____	_____
Applicant	Date	Date
_____	_____	
Applicant	Date	

Effective date 04/1/06