



Rental Application Qualifying Criteria

Keener Management is working with our community to preserve quality in the area by utilizing a strategically developed screening process when individuals apply for residency. If you meet the requirements, and choose to make this community your home, you should feel confident in knowing that all other residents are being screened with equal care. Please take this time to review the criteria to see if you meet these guiding principles. We look forward to the opportunity to serve you.

Equal Housing: It is our expressed policy not to discriminate against any person based on race, color, religion, sex, national origin, handicap status, familial status, or any other state and/or locally protected classifications.

Legal Age: All applicants who wish to lease an apartment must be at least 18 years of age or an emancipated minor. An emancipated minor is defined as follows: someone under the age of 18 who has been granted the status of adulthood by a court order or other formal arrangement such as marriage or active military duty.

Identification: All who tour the community must present a current photo ID issued by a state or government authority. A photo copy of this ID will be required at time of move in.

Occupancy Limits: Occupancy will not exceed two (2) persons per one-bedroom apartment, four (4) persons per a two-bedroom apartment and six (6) persons per a three-bedroom apartment.

Income: Total household income must be at least three (3) times the rental amount. If income requirements cannot be met, a qualified guarantor is acceptable. Each applicant must provide written proof of income such as three (3) of the most recent check stubs, an offer letter or three (3) recent bank statements with deposits showing consistency, most recent year's tax records with proof of continued employment or any other documentation deemed acceptable by the Community Manager. Documentation must be delivered within forty-eight (48) hours of completing an application.

Credit History: Credit history will be verified by a third-party verification service to help determine rental eligibility and risk levels. An insufficient or unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community.

Guarantor Requirements: Guarantors may be used for students with insufficient credit or applications with insufficient income. A guarantor must have an income of at least six (6) times the monthly rent verifiable through the same methods listed above or by verifiable proof of personal financials worth at least thirty-six (36) times the monthly rent amount; a positive credit history, minimum employment of one year, and must furnish all necessary information on leasing or mortgage payments. If approved, the standard deposit will be accepted.

Rental History: Former landlords will be contacted for references and a history of multiple late payments, NSF checks, disturbances or damages will disqualify any applicant. Rental history reflecting monies owed to a property-owner within the last four (4) years will not be accepted. However, balances owed which exceed four (4) years may be considered if good verifiable rental history since the broken lease. Applicants which fall within this category will be required to pay a Second Chance Fee. Any applicant with an eviction will be declined. No rental history may require an additional deposit.

Criminal History: Criminal history will be checked thoroughly. Any applicant with record of a violent crime, crime against a property, any drug charge which may or may not refer to manufacturing and/or distribution, terrorism related crimes or any other crime which poses a threat to the interests of the housing provider will automatically decline regardless of whether the charge was an indictment, conviction, arraignment or is/was subject to deferred adjudication. Applicants with a record of any non-violent felony that has occurred within the past ten (10) years or misdemeanor within the last three (3) years will not be accepted. Any person convicted for crimes of a sexual nature, designated as a sexual predator/offender, or under consideration by any court for being declared as a sexual predator/offender will not be accepted. Our decisions are based on the information provided by the screening company at the time of application. We are not responsible for inaccurate information obtained and any dispute must be completed by the applicant.

Pet Restrictions: For communities that accept animals, there is a limit of two (2) per apartment home. No aggressive breeds or pets with aggressive behaviors are allowed. The list of unauthorized breeds is including but not limited to the following: Pit Bull, Rottweiler, Chow, Doberman Pinscher and German Shepherd. Each animal must have proof of current vaccination records and all fees are to be paid in compliance with this community's policy. Fish tanks, reptiles and birds are not acceptable unless prior written consent is received by the management office. For further information on pet restrictions and/or requirements, please consult with someone from the Management Office.

By signing this acknowledgement, you confirm that you have reviewed and understand the Rental Application Qualifying Criteria. You agree that, if you do not meet the criteria and/or falsify or leave incomplete information, your application may be rejected, and any fees or deposits will not be refundable.

Applicant Signature: _____ Date: _____

Owner's Representative: _____ Date: _____

