



PROSPECT QUALIFYING CRITERIA

Property Name: Beech Grove

Prospect Name: _____

WELCOME TO OUR COMMUNITY. BEFORE YOU APPLY TO RENT AN APARTMENT IN OUR COMMUNITY, PLEASE TAKE TIME TO REVIEW THIS QUALIFYING CRITERIA TO DETERMINE IF YOU ARE ELIGIBLE. THE TERM "APPLICANT(S)" OR "LEASEHOLDERS" UNDER THESE CRITERIA MEANS THE PERSON(S) WHO IS SIGNING A RENTAL APPLICATION AND, IF APPROVED, WILL BE SIGNING THE LEASE AS "RESIDENT"; THE TERM "OCCUPANT(S)" IN THESE CRITERIA MEANS THE OTHER PERSON(S) AUTHORIZED TO BE OCCUPANTS UNDER THE LEASE. PLEASE ALSO NOTE THAT THESE ARE OUR CURRENT QUALIFYING CRITERIA; NOTHING CONTAINED IN THESE REQUIREMENTS SHALL CONSTITUTE A GUARANTEE OR REPRESENTATION BY US THAT ALL RESIDENTS OR OCCUPANTS CURRENTLY RESIDING IN THE COMMUNITY HAVE MET THESE REQUIREMENTS. THERE MAY BE RESIDENTS OR OCCUPANTS WHO HAVE RESIDED IN THE COMMUNITY PRIOR TO THESE REQUIREMENTS GOING INTO EFFECT; ADDITIONALLY, OUR ABILITY TO VERIFY WHETHER THESE REQUIREMENTS HAVE BEEN MET IS LIMITED TO THE INFORMATION WE RECEIVE FROM THE VARIOUS RESIDENT CREDIT REPORTING SERVICES USED. THIS COMMUNITY COMPLIES WITH ALL APPLICABLE FAIR HOUSING LAWS INCLUDING THOSE THAT PROHIBIT DISCRIMINATION ON THE BASIS OF RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS OR DISABILITY.

OCCUPANCY STANDARD: Two person maximum per bedroom. (Exception: Children 24 months of age or under unless otherwise dictated by Federal, State, or Local regulations).

AVAILABILITY: An apartment becomes available to prelease when the current resident submits a written notice to vacate.

UTILITIES: Resident is responsible for their personal Electric. Resident will be required to pay water, sewer, & trash due at the first of the month with rental payment.

AGE REQUIREMENT: Lease Holders must be at least 18 years of age. All Lease Holders and Occupants age 18 years or older are required to submit an application for approval and sign a lease.

CREDIT: The last two years of credit history must reflect no more than 50% of accounts reported to be over 90 days past due or charged to collection. Bankruptcy history is acceptable if good credit is reflected for the most recent 12 months. Medical accounts and student loans are exempt from the above evaluation. It is an automatic disqualification for legal items or collections/debt to landlords or utilities. Debts to utility companies (water, gas, and electric) or landlords must be settled prior to acceptance. No credit is considered qualifying credit. International applicants may present a valid passport in lieu of a social security number.

PREVIOUS RESIDENCES: Addresses indicated on the credit report(s) must match exactly the residences listed on the rental application. No evictions are permitted. International applicants may present a valid passport in lieu of a social security number in the U.S. First time renters will be accepted if income and credit requirements are met. Home ownership, with no derogatory references will satisfy the requirements. Foreclosures within the last 24 months will be acceptable if good rental history has been established.

CRIMINAL: No applicant (occupant or lease holder) may have been indicted, arraigned, convicted, or had adjudication deferred when the crime is a felony related to property, violent and sexual offenses against persons or illegal drug activity to include manufacturing, possession, and sale. All other criminal activity will be evaluated and should you choose to appeal a decision you may do so by emailing appeals@pmrcompanies.com.

REVISED 08/2016

* Rates are subject to change.





INCOME: Total monthly gross income of all lease holders must be three (3) times the monthly rental amount & inclusive of all charges. Allowances, third party support, and other income require verification. Two consecutive paycheck stubs or a statement of verification on company letterhead are required to verify income and employment. If a **guarantor** is required, they must make (6) times the monthly rent to be considered.

EMPLOYMENT: Lease Holders must present evidence of stable work history in most recent position. If not employed, applicant must present evidence of regular income. If self-employed, applicant must present the previous year's tax return and bank statements from the last two months. Persons who hold commission only or base plus commission or tips are considered self-employed. A letter of intent to hire from the employer should be provided if employment has not yet begun.

GUARANTOR (CO-SIGNER): If applicant does not satisfy the income criteria, a guarantor will be required. If the applicant is a fulltime student only, a guarantor will be required.

Please see requirements above for Co-signers, under Income.

APPLICATION FORM: A full and accurate application is required of all prospective residents, adult occupants and guarantors. Falsification or omission of information will disqualify the applicant.

APPLICATION FEE: A **\$25.00** non-refundable fee will be collected at the time of application to offset the costs of researching and processing.

ADMINISTRATIVE FEE: A non-refundable administrative fee of **\$124.00** is due at the time of application.

Additional admin fee may be required based credit rating.

ADDITIONAL ADMIN FEE: If applicant receives an "accept with conditions" report through SafeRent – the additional admin fee will be **\$100.00** which is non-refundable.

PETS: Pets will be an additional **\$25.00** for one pet and **\$50.00** for two pets, per month and payment needs to be included with rent at the beginning of each month. Weight and breed type restrictions apply. There is a limit of two pets per unit. A non-refundable fee of **\$125.00** for one pet and **\$250.00** for up to two pets will be due at move-in.

BREED RESTRICTIONS: *The following breed restrictions apply to each rental property.*

Pit Bulls - Pit Bull Terriers, American Pit Bull Terriers, American Staffordshire Terriers, Bull Terriers, Staffordshire Bull Terriers, or Miniature Bull Terriers. Crossbreeds with American Pit Bull Terriers. No Rottweilers

Akita - Including Japanese and Akita Inu.

Alaskan Malamute

Bernese - Including Mountain Dog, Berner Sennenhund and Bernese Cattle Dog.

Canary Dogs - Including Perro de Presa Canario.

Chow Chow

Dalmatian

Doberman

German Shepherd

Husky - Including American, Eskimo and Greenland.

REVISED 08/2016

* Rates are subject to change.





Karelian Bear Dog
Mastiff
Rhodesian Ridgeback
Russo-European Laika - *Including Russian Laika and Karelian Bear Laika*
Wolf Hybrids
Any breed of guard dog trained to attack.
The foregoing applied to both purebred and mixed breed dogs.

Additionally, any fully grown dog over **50 pounds** are not permitted.

RENTER'S INSURANCE: You agree to purchase renter's insurance from an insurance company of your choice. In addition, you will provide us with written proof of compliance with this lease requirement, on or prior to the lease commencement date, and any time we request it, such as at lease renewal. You agree to obtain renters insurance with a minimum amount of **\$100,000** covering property damage and liability.

Beech Grove Apartments provides you with the information from eRenterPlan, where you are offered guaranteed acceptance with the requirements listed above. You can collect a brochure from the office, go online to www.ereenterplan.com or call 1-888-205-8118

By signing below, I agree to the above mentioned terms and restrictions:

Signature of Applicant _____ Date _____

Signature of Applicant _____ Date _____