RENTAL QUALIFICATION GUIDELINES

Grassano Properties will not rent to an applicant under the age of 18.

You will be required to leave a valid driver's license or photo-ID in the leasing office while touring our community.

GUIDELINES USED TO QUALIFY RESIDENTS OF OUR COMMUNITY

INCOME	You must have verifiable income that is at least three (3) times the amount of market rent. If we are unable to verify income, we will need copies of last year's tax returns, pay stubs, for the last 6 months or bank statements.
EMPLOYMENT	Applicant must be employed with current employer for minimum of six (6) months. If employed with current employer for less than six (6) months, verification of previous employment will be necessary. Applicant must provide names of employer's, supervisors, and contact numbers.
RENTAL HISTORY	All prior lease agreements must be fulfilled. Applicant must have no more than two (2) late payments and no more than one (1) NSF in the past six (6) months. Applicant must not owe money to another rental property. Rental reference must be favorable. Favorable rental history means landlord would lease to you again without special restrictions. A rental history with evictions could result in a denial.
CREDIT	Credit history must not have any judgments, bankruptcies, foreclosures, or repossessions reported within the last 24 months. Applicant must have no more than $300 currently delinquent (excluding medical bills), no more than 5 collection accounts and no outstanding Federal Tax Liens.
CRIMINAL HISTORY	Felony crimes will be subject to automatic rejection if you have been convicted, placed on probation, or received deferred adjudication. All (Felony or Misdemeanor) offenses of record will be examined for date of offense, severity of offense and any recurring patterns. We may require a Criminal Supplemental Form.
GUARANTORS	If you do not qualify on credit, income, or employment, we may allow you to obtain a guarantor. However, a guarantor cannot overcome money owed to other rental properties. Guarantors will be subject to a $35 application fee, per guarantor. Guarantors are subject to Rental Qualification Guidelines.
NUMBER OF OCCUPANTS	Not to exceed designated allowance per floor plan. An infant must be twelve (12) months or older to be considered an occupant for occupancy guidelines. 1 Bedroom — 1 to 2 people 2 Bedroom — 1 to 4 people 3 Bedroom — 1 to 6 people
APARTMENT AVAILABILITY	Apartments are leased on a first come, first serve basis. You must pay the non-refundable application fee and the processing fee to secure your apartment during the application process.
GENERAL	You must be a minimum of eighteen (18) years of age to enter into a lease agreement. The TAA rental Application must be filled out completely upon submission.
REQUIREMENTS	***Renter's Insurance is required.** ***Aggressive Breed Animals may or may not be approved. Pet Interview required, but does not guarantee approval.** Any false information on the application **AUTOMATICALLY DISQUALIFIES** the applicant.

Grassano Properties does business in accordance with the Federal, State, and Local Fair Housing Laws. We will not discriminate against any person because of **RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, AGE, FAMILIAL STATUS OR DISABILITY.**

The undersigned has read and fully understands the stated qualification guidelines.

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Signature Date