

Statement of Rental Policy Az Commons II

CONDITIONS

- All Applicants applying for an apartment must be a minimum of eighteen (18) years of age or older.
- Applicants must have a verifiable social security number, current visa or other federally issued paperwork stating status in the United States
- Applicants will be required to sign a Crime Free Addendum, and will be held to all conditions stated.
- Occupancy standards are 2 occupants per bedroom plus 0 additional occupant.

INCOME

- Applicants must provide proof of at least 6 month's current employment or if self employed tax returns from the prior year.
- Applicant's combined income must equal 2.5 times the monthly rent
- Applicants that do not meet the income requirement may be approved on a conditional basis.

RENTAL HISTORY

- Applicants must have at least 6 month's verifiable current rental history.
- Applicants with no previous rental history or history less than 6 months may be approved on a conditional basis.
- Applicants with paid judgments or collection accounts from rental properties or utility companies within the past 3 years may be approved on a conditional basis.

CREDIT AND BACKGROUND CHECK

- A Credit Report and Background Check will be completed for every applicant and occupant eighteen (18) years of age and older.
- All credit and background information is supplied through Credit Retriever
- Credit scores will be based on overall credit worthiness, including acceptable account ratios, rent to income ratios and the Fair Isaacs score provided by the credit bureaus.
- Felony or Misdemeanor arrests or convictions for any crime against a person or property will result in denial.
- Falsification of the rental application or failure to answer completely will result in a denial.
- Bankruptcies must be discharged for at least 7 year(s).

CONDITIONAL APPROVAL

Applicants that are approved on a conditional basis may be asked to fulfill one (1) or all of the following conditions in order to have an approved application.

- Satisfy one or all of some outstanding debt.

