



## **Application Qualifications**

Welcome to our community! We do business in accordance with federal, state and local fair housing laws. We do not discriminate against any person because of race, color, religion, sex, national origin, handicap or familial status. Company policy, as well as state and federal fair housing laws, prohibits us from answering inquiries regarding the of race, color, religion, sex, national origin, familial status and physical or mental disabilities of our residents and the surrounding community. They also prohibit us from considering these characteristics when determining which apartment we show you. The following are requirements to be eligible to rent an apartment home.

### **Age**

A person must be twenty (20) years or older and qualify financially to sign a lease. All persons over the age of 18 must be parties to the lease agreement.

### **Income**

A prospective resident's gross income must be equal to or greater than three (3) times the monthly rental rate of the apartment to be leased, exclusive of discounts or specials.

### **Employment**

The prospective resident must be gainfully employed, verifiable through their company's personnel office, or have proof of adequate income from other sources, such proof being sufficient at the sole discretion of Apartment Dynamics, LLC. In the event a prospective resident is self-employed, documentation is required, including but not limited to a verifiable tax statement showing earnings from the previous year.

### **Roommates**

Each roommate must complete a separate application. Each will be qualified separately, and must individually qualify with age, employment, income, and credit history. The income requirement may be met jointly, but each individual roommate must have gross income equal to or greater than two (2) times the monthly rental rate of the apartment they're leasing. All lease holders are 100% responsible for the terms of the lease, including 100% of the rent payment.

### **Credit References**

A credit report from a Consumer Reporting Agency will be required of each applicant. Each prospective resident must have verifiable credit accounts in good standing and have a satisfactory credit history. The prospective resident must also have a satisfactory rental payment history or mortgage payment history.

### **Pets**

We welcome pets – within reason! Please ask about our fee requirements. All pets are permitted at the sole discretion of the Management, with no exotic or dangerous breeds allowed.

### **Rental Payments**

Rental payments are due in full on or before the first of each month. Rent is late if paid after the first. We are unable to accept cash. After the fifth (5th) of the month, a 5% penalty is assessed, and payments must be in the form of a money order or certified check. If payments are not made by the 10th of the month, we reserve the right to use all methods allowable by law, including court action, eviction and placing the account for collections.

### **Commitment to Drug-Free and Crime Free Housing**

Apartment Dynamics, LLC is committed to Drug-Free and Crime-Free Housing. Our goal is a safe and peaceful environment for our Residents to make their homes and we will support the police and other authorities in the pursuit of the same.