

ARIZONA RENTAL CRITERIA

FOR CWS APARTMENT
HOMES, LLC

Please note that these are the current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided here prior to these requirements going into effect. Additionally, our ability to verify whether these requirements are met is limited to the information we have received from various applicant reporting services.

All applicants 18 and older will need to fill out an application and be screened.

CWS | *enhancing lives
the CWS way*

ADDRESS HISTORY

Applicant(s) must have a minimum of twelve (12) months of address history. Eviction records will result in a denial. Poor rental and/or mortgage history may result in a denial. Poor rental and/or mortgage history includes but is not limited to a late rental payment, evidence of one or more breaches of a lease, failure to provide a previous landlord with notice of your intention to terminate the lease and comply with that lease requirement, and evictions. Failure to truthfully list all addresses where an applicant has resided for more than two weeks over the past year will result in a denial of the application and in automatic termination of the lease and eviction if the falsification is subsequently discovered.

INCOME

Applicant's income must be verified at three (3) times the monthly rent. Multiple applicants must have a combined income equal to three (3) times the monthly rent. Guarantors must make five (5) times the monthly rent. If a guarantor or other party will be relied upon for the payment of some or all of the monthly rent, Applicant(s) must be able to verify personal income of minimally \$1000 per month. We will require written proof of said income, including, but not limited to, the following:

- Employment;
- Social Security or Other Retirement Income;
- Child Support Benefits;
- Spousal Support Benefits;
- Social Security, Welfare, Disability or Other Government Benefits;
- Pension, Retirement or Investment Income;
- Student Loan / Grant Income;
- Section 8 or vouchers or other federal/state/local public assistance or rental subsidies; or
- Any other written proof of legal, verifiable income paid to the applicant or an applicant's representative, or paid to a landlord on behalf of a tenant

EMPLOYMENT

Applicant(s) must have a minimum of one (1) year employment history or qualifying income. Retired applicants must list previous employment information. Proof of qualifying income will be required as part of the application process. Recently graduated college students may require a guarantor and/or an increased deposit if a job is secured by providing an offer letter.

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CREDIT HISTORY

All credit history must be satisfactory and current. Items reviewed to determine approval include but are not limited to banking insufficient funds history, evictions and judgments, failure to meet previous financial obligations, and bankruptcies. Applicants with no credit history may be required to pay an increased deposit. **We do not accept any credit/screening reports provided by the applicant(s).**

CRIMINAL HISTORY

Your application may be denied based on prior convictions for crimes against persons or property, sex-related offenses, and other criminal activity that would adversely affect the health, safety, or right to peaceful enjoyment of the premises by the residents and owner. If your application is denied based on one of these considerations, you will be notified of the reason and given the opportunity to explain why your application should not be rejected and to supply additional documentation that supports your position that you have fully served the sentence and that the landlord should consider waiving this criteria based upon the specific facts of your criminal conviction and subsequent lack of any criminal activity since your conviction and fulfillment of your sentence.

This requirement does not constitute a guarantee or representation that residents or occupants currently residing in our community have not been convicted of a felony or deferred adjudication for a felony or some misdemeanors.