



## North Lakes Property Management Rental Application

### CONIFER RIDGE TENANT SCREENING AND RENTAL CRITERIA

Fill out an application for residency on the form supplied.

1. **Income Requirement.** Gross monthly income must be two and a half (2.5) times the amount of your rent (*example if rent is \$1,000/mo. Gross monthly household income must not be less than \$2,500*). Applicants must possess the ability to make the rent payments over the term of the lease as evidenced by a stable and verifiable source of income.
2. **Have an acceptable rental history.** Where full and timely regular rent payments were made to a landlord. Management may approve the application if the applicant has a lease guarantor, who will be approved by management on a case-by-case basis.
3. Be able to **pay the entire security deposit.**
4. Current rent must be paid and **proper notice to vacate given to current landlord.**
5. Must not exceed occupancy limits as follows:
  - a. 1 Bedroom- 2 Occupants
  - b. 2 Bedroom- 4 Occupants

Any record of any of the following is sufficient cause for management to deny eligibility:

1. **Lack of or poor credit history**, which includes non-payment or repeated late payments of financial obligations including rent, utilities, and judgments: bankruptcy, accounts closed by creditors, issuing dishonored checks, etc.
2. **Lack of or poor rental history**, which includes an eviction action commenced for a reason other than non-payment of rent; an eviction action commenced for non-payment of rent; or poor reference from previous landlords or others, which may include payment issues, lease violations, disturbing neighbors, property damage, poor housekeeping, nuisances or unlawful activities, allowing occupants who are not on the lease, etc.
3. **Any felony conviction or a misdemeanor conviction** that involves physical injury to person, crimes against property, weapons, drugs, theft, and violations, or prostitution related offenses.
4. **History of other criminal acts**, conduct or behavior, regardless of whether or not it resulted in arrest, criminal charges or conviction, which might adversely affect the health, safety, or welfare of other residents, neighbors, or management. This also includes any one listed on any Sex Offender Registry, regardless of whether it resulted in a criminal charge.
5. A display of uncooperative, abusive, or belligerent attitude toward management during the application process, this includes but is not limited to swearing, making threats, has been drinking, displays disrespect or instills fear or discomfort.
6. The applicant's providing information on the application which is false, misrepresented, incomplete, or non-verifiable.
7. Any report of bedbugs or other pests, regardless of extermination procedures or cause of infestation.
8. Insufficient co-signer. You may be asked to provide a co-signer for your application. If so, the co-signer must show an excellent credit rating and have a minimum of 4 times the amount of rent in monthly income. Other restrictions may apply.

*Application procedures may include, but are not limited to: verification of income, credit checks, personal interviews with applicants, obtaining information from previous landlords and other references, employers, banks, criminal and civil court records and records of police and other law enforcement agencies.*

**Please fill out the entire application completely and return with a Government issued photo ID, Social Security Card and 2 of your most current pay stubs or current proof of income.** Application processing typically takes 2-5 business days to complete. If you are accepted as a tenant, payment of a security deposit will be required to hold the apartment. Security deposit may be forfeited if you do not move in as you initially agreed.

The rent price and promo offered are good for 3 days from the date of inquiry/tour; if you apply after 3 days you are subject to any new pricing/promo changes. If you do not turn in a security deposit within 3 days of application approval, your rent amount and/or promotion quote is subject to change. This application background check is good for 90 days; if after approval you do not put down a deposit within 90 days, you will be required to re-apply. If you did not pay an application fee, units are on a first-come, first-served basis and will ONLY be held with a security deposit received after approval.

**Tenants must carry a minimum of \$100k in liability insurance for the duration of their residency.**

**Signature of applicant** \_\_\_\_\_ **Date** \_\_\_\_\_

*I have read and understand the terms for eligibility.*

NLPM reserves the right to make changes or amend these requirements at any given time.