

**CREDIT, EMPLOYMENT HISTORY & RENTAL HISTORY**

The applicant’s credit should be favorable, considering all other criteria or the application can be denied.

Applicant should have two (2) years verifiable employment history.

Applicant should have two (2) years verifiable rental history. If prior rental history is unfavorable, the application can be denied.

In addition, if check writing history is unfavorable but rental history is favorable, the applicant must pay rent in certified funds (cashier’s check or money order).

Failure to provide accurate information on the application can result in denial of the application.

**CO-SIGNERS ANDERSON OAKS DOES NOT ACCEPT CO-SIGNERS**

Persons who do not meet the above criteria and also who do not have unsatisfactory rental performance may qualify if they have a qualified co-signer. The co-signer must meet all criteria with the exception of income requirements, which should be six (6) times the amount of the rental rate of the desired unit. If there is more than one co-signer, all co-signers income when taken together should meet the income requirements.

**RENTAL PAYMENT**

Monthly rent is due on the 1<sup>st</sup> of each month. There will be a late charge penalty for all rent paid after the 3<sup>rd</sup> of the month. All returned checks will be assessed a service charge plus applicable late charges.

**APPLICATION FEES**

All individual applications will require a \$35.00 fee. Joint applications will require \$50.00 fee. Rush applications require an additional \$10.00 fee.

**OTHER**

Please submit the security deposit and application fees by separate check or money order.

If you have any questions, the manager or leasing agent will be happy to answer them for you.

I have read the above application and rental criteria and understand the information within. I understand that all information contained within the rental application is subject to verification by management. Signing this acknowledgement indicated that you have had the opportunity to review the landlord’s tenant selection criteria. The tenant selection criteria may include factirs such as criminal history, credit history, current income and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected, and your application fee will not be refunded.

<b><u>APPLICANT’S SIGNATURES</u></b>	<b><u>DATE</u></b>	<b><u>MANAGER</u></b>	<b><u>DATE</u></b>
_____	_____	Anita Kelley	_____
_____	_____		
_____	_____		
_____	_____		