

Panorama Heights Apartments Rental Qualification Acknowledgement

Welcome to our Community. Before you complete a Rental Application, we encourage you to review this information before filling out an application and paying a non-refundable fee.

Income: Income must be two & one half (2.5) times the amount of rent. If employment does not meet these criteria, documentation of other supplemental income must be provided. Example: savings, stocks/bonds, social security, trust fund income, educational grants, etc. Acceptable income verification includes: confirmed by employer, paystub, trust officer, tax returns, or other satisfactory documentation as required.

Employment: Employment must be current and verifiable for a minimum of 6 months. If applicant is retired or self-employed, he/she may provide documentation of savings/investments, two (2) years of Tax Statements, etc. equal to two and one half (2.5) times the monthly rent for the length of the lease.

Residency: Must have a minimum of 6 months verifiable residency and
No more than two (2) late payments in a twelve (12) month period.
No more than one (1) NSF in a twelve (12) month period.
No more than one (1) non-compliance not resulting in eviction or non-renewal.

Credit: All applicants must have at least 80% positive credit.
If credit is below 75% the applicant will be required to pay an additional deposit or have a co-signer. Requirements are as follows: [559-673 half (½) month deposit, 544-558 one (1) month deposit, 543 and under denied].
Medical, Dental and Student Loans will not be taken into account.

Applicants will be denied for the following reasons:

- Prior or pending eviction, foreclosure, or repossession.
- Monies owed to an Apartment Community or Landlord.
- Conviction of a felony or distribution of controlled substance.
- Falsifying information on application.

*Bankruptcies less than 2 years old will be accepted with a full month's deposit and a co-signer.

If an applicant fails to meet any of the above three (3) criteria, he/she may be asked to pay an additional security deposit or may be given the option of obtaining a co-signer. If the applicant fails to meet two (2) of the three (3) criteria, the manager may require the applicant to pay an additional security deposit equal to one (1) month rent AND have a co-signer.

Co-Signer: In order for a co-signer to be accepted, they must meet all three (3) criteria qualifications, make three (3) times the monthly rent and have at least 6 months rental history or own a home.

Occupancy Standards: Two people per bedroom, plus one additional person in an apartment home. ("2+1").

All applicants must be 18 years of age or older.
All occupants 18 years of age or older must fill out an application and meet the qualifying criteria.
Each occupant, 18 years of age or older, excluding married couples, agree to pay a \$40.00 application fee.

Equal opportunity Housing: Panorama Heights will not discriminate against any person based on race, religion, sex, handicap, familial status, or national origin.

I have read, understand, and accept the above qualifying policies of this community.

Applicant Signature:

Date:

Community Representative: