

THE
FAIRMONT
MUSEUM DISTRICT



QUALIFICATION ACKNOWLEDGMENT

The following are a list of guidelines to be used to qualify residents for tenancy in our community. Additionally, our ability to verify these requirements have been met is limited to the information from various resident credit reporting services.

FAIR HOUSING STATEMENT

The Fairmont and the owner are committed to compliance with all state, federal and local fair housing laws. It is our policy to comply with all laws prohibiting discrimination based on race, color, national origin, religion, sex, familial status or handicap.

INCOME/EMPLOYMENT

All persons applying must have a verifiable source of income in a gross amount no less than three times the amount of the rent to qualify without a guarantor. Acceptable proof of income includes the following. Pay stubs (year to date earnings shown), formal offer letter of new employment, bank and/or financial statements, proof of child support or spousal support, proof of social security income, disability income or other government income, trust fund income. We may also accept a tax return from the previous year.

RENTAL HISTORY

A minimum of six months of satisfactory rental history will be required. Negative rental history or evictions would be cause for denial.

CREDIT

Credit accounts must be in good standing for the past 24 months. Bankruptcies, foreclosures, lack of established credit or a negative credit rating of 50% or more would require additional deposit. More than 75% negative credit would be cause for denial.

CRIMINAL HISTORY

Any applicant or adult who has received deferred adjudication for a felony will be denied. The following misdemeanor offenses would be grounds for denial

*Offenses against the person, family, arson, property damage or destruction, robbery, burglary, theft, or weapons.

*Any offense requiring a person to register as a sex offender.

*Class A misdemeanors involving controlled substances.

I _____ agree that I have had the opportunity to review the rental criteria on which my application will be evaluated.

Signature of applicant/s

Date

Signature of Agent or Owner

Date