

Fairmont On San Felipe

QUALIFICATION ACKNOWLEDGMENT

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

FAIR HOUSING STATEMENT

The Fairmont, its owners and all managing agents 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, sexual orientation, familial status or handicap.

INCOME/EMPLOYMENT

All persons applying must have a verifiable source of income in a gross amount no less than 3 times the amount of the market rent. Acceptable forms of income include the following:

- Latest pay stub showing year to date earnings.
- Formal letter of new employment outlining terms and salary.
- Self-employed applicants must provide a notarized copy of the previous tax return and may be asked to provide current banking statements showing funds available equal to 3 times the rent multiplied by the term of the contract.

RENTAL HISTORY

A minimum of 12 months of satisfactory rental history will be required. History must be verifiable through an established management company. If lease was through a private individual, payments can only be verified with copies of cancelled checks (front and back). Negative rental history or evictions would be cause for denial.

CREDIT

An established satisfactory credit history is required. A Fico score of no less than 660 will be required. Credit scores between 610-659 may be considered with an additional deposit up to 1 months rent. Bankruptcies, foreclosures, lack of established credit or 50% negative credit may be cause for denial.

GUARANTORS

All guarantors must have a verifiable source of income in an amount no less than five (5) times the market rental rate. If a guarantor is needed, they must meet the entire qualifying criteria as presented above. A guarantor may be accepted for lack of rental history, lack of credit, or lack of income. The guarantor must pay an application processing fee, sign the Guarantor Addendum, and reside in the United States.

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 a person, family member, arson, property damage or destruction, robbery, burglary, theft, or weapons.
- Offenses requiring a person to register as a sex offender.
- Class A misdemeanors involving controlled substances.

PETS

The following breeds are restricted from this community. (Pit Bull Terriers/Staffordshire, German Shepherds, Rottweilers, Doberman Pinschers, Chows, Presa Canarios, Akitas, Alaskan Malamutes and Wolf-Hybrids). Additional pet and breed restrictions may apply at this community. If you have pets, please see your leasing representative for more information.

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

Signature of Applicant

Date

Signature of Co-Applicant

Date