

THE FAIRMONT SAN FELIPE

QUALIFICATION ACKNOWLEDGMENT

The Fairmont San Felipe 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.

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

INCOME/EMPLOYMENT

All persons applying must have a verifiable source of income in a gross amount of no less than 3 ½ times the monthly rent excluding rent specials that may be offered as a move in incentive. Acceptable proofs of income are as follows:

- Current pay stub showing year to date gross earnings.
- Formal offer letter of new employment
- Proof of social security income, child support income, disability or all other forms of government income.
- For self employed applicants please provide a certified copy of previous year income tax return from the IRS from the previous year.

RENTAL HISTORY

A minimum of 12 months of satisfactory rental history is required. History must be verifiable through a management office. If you have rented from an individual property owner, payment history must be proven with cancelled checks made to the landlord. Any derogatory rental information may be grounds to decline an applicant.

CREDIT

All Credit accounts must be in good standing for the past 24 months. A minimum credit score of 700 is required. Credit scores between 660-699 may be considered if all other requirements are made with and additional deposit equal to 2 months rent.

CRIMINAL HISTORY

Any applicant or occupant 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

Date

Signature of Agent or Owner