



The Residence at Lake Jackson Rental Application Criteria

In our efforts to maintain a quality neighborhood, we have devised a very thorough screening process. If you meet the application standards and are accepted, you will have the peace of mind of knowing that other residents are being screened with equal care.

Equal Housing: This community does not discriminate based on race, color, sex, religion, handicap, familial status, sexual orientation, or national origin.

Identification: All visitors must present a current photo ID issued by a state government authority (i.e., State Issued Drivers License, State Issued Photo Identification Card, current Passport, current United States Military Identification card, or a VISA issued by United States Immigration and Naturalization Services.) A copy of all applicant's photo ID's will be made and retained at the time of move in.

Occupancy: A maximum of two people per bedroom per apartment home.

Application for Residency: An application for residency must be completed and maintained for each application 18 years or older who will be living in the apartment and/or contributing to the monthly payment of rent.

Qualifying Standards

Rental History: Up to 24 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. Eviction, skip or money left owing to a landlord within (7) seven years of the application date or falsification of this application may result in an automatic rejection.

Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments, or unpaid bills, liens, judgments, or bankruptcies. Persons declined for no credit history may qualify with an additional deposit and/or risk fee.

Income: Applicants must have a verifiable income source. Combined gross income must equal (3) three times the amount of rent. Acceptable income verification required may include pay stubs consecutive for a (4) four-week period, a notarized letter from the employer, the most recent W2, or proof of assets equal to (1) one times the lease term. Self-employed applicant may be required to supply the most recent IRS tax return or certified verification from their company accountant or bank. Retired must provide documentation of ability to pay rent. Students must provide proof of financial aid or attain an approved lease guarantor.

Lease Guarantors: A Lease Guarantor and/or additional security deposit may be required upon evaluation of rental application(s). Lease guarantors may be accepted for income qualifications purposes only and must reside in the US. Guarantor must qualify based not only on the proposed rent amount for the applicant's apartment, but the combination of the proposed rent plus their own housing obligation.

Non-US or US Citizens without a SSN or ITIN: Applicants must provide I-94, I-94W (Immigration arrival and departure approval to be in the US) or I-20 (International Student approval to be in the US). The lease end date cannot extend past the date the applicants are approved to be in the US. Applicants must pay (2) two month's additional deposit equivalent to (2) two month's market rent. Applicants must provide proof of verifiable income.

Criminal Background Check: A criminal background check will be run on all applicants. An applicant may be automatically denied in the event the applicant(s) have ever been convicted of a felony or misdemeanor for a crime against a person, another person's property, or against society. The applicant(s) may also be declined if they have received adjudication or has been charged with a felony or misdemeanor offense(s) within the past (7) seven years for a crime against a person, another person's property, or against society. An automatic denial will also occur should an applicant appear on the list of known terrorists and wanted fugitives as provided by the Office of Foreign Asset Control (OFAC), federal agencies to include the FBI or other state and local law enforcement agencies. The applicant agrees that the lease shall be terminated in the event of the applicant, after moving into the property, is convicted of a felony or misdemeanor for a crime against a person, another person's property or against society, and/or appears on the list of known terrorists and wanted fugitives. NOTE: This requirement does not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of a felony or are not subject to deferred adjudication for a felony.

NOTIFICATION: Applicants will be informed of the status of their application by telephone within (5) five business days (Monday-Friday) from submitting the application and the required processing fee. If the applicant is rejected, the applicant will be given an adverse action letter with information to contact First Advantage Safe Rent to request copies of the information used to determine eligibility for occupancy. Management cannot be held responsible for inaccuracies contained in any information obtained and is not allowed to provide details to the applicant regarding said information.

Applicant Signature/Date

Management Representative/Date

