

Club Villas at Baytree Rental Qualifications

- **Criminal Background Check:** Background checks should not reveal any charges at any time for the following: arson, homicide/kidnapping, sexual crimes or crimes against children. All other charges are scored individually.

- **Credit Report**
 - Score only the previous 2 years of credit problems (collections, charge-offs, judgments, open bankruptcies)
 - Score only the previous 1 years of late payments
 - Do not score Foreclosures filed within the last 36 months, so long as the approved Mortgage payment is not less than or equal to the rental rate of apartment being applied for.
 - Score only the previous 6 months of closed (discharged) bankruptcies
 - Do not score any credit problems with a balance under \$100. (Recently paid accounts require documentation sent to RentGrow for the Re-Evaluation process)
 - Do not score Medical Debts or Student Loans against an applicant
 - Credit Reports that score with a High Credit Risk will be required to obtain a Co-Signer or pay a Security Deposit equal to One Month's Rent.
 - Credit Reports that score with a Severe Credit Risk will be required to obtain a Co-Signer.

- **Total monthly income (Gross) must meet and/or exceed three (3) times (33%) the total rental rate for the apartment being applied for.** If you are between 34% and 38% rent-to-income ratio you will be required to pay an extra deposit equal to ½ a month's rent. **Employment Verification:** Examples of acceptable proof of income include your most recent payroll check stub, copy of your most recent W-2, 1099, Schedule C or F or bank statements for the preceding six months.

- **Rental Verification:** Verification of satisfactory rental history will be obtained from previous Landlords or Management Companies. Applicants that have an unsatisfied account balance with a previous Landlord or Management Company will be declined, unless proof of payment is supplied by the Landlord or Management Company.

A final decision will be based on all of the collected information. Any deposit/administrative fee/application fee made to Pickering & Company by personal check, which is returned from the bank, will cause the lease to state that all payments must be made in the form of certified funds, i.e.: cashiers check, money order or credit card. Verification of both a picture id and social security are required for all applicants over the age of 18.

Resident Signature/Date

Spouse/Co-Signer Signature/Date

RENTAL APPLICATION
PLEASE ANSWER ALL QUESTIONS

Date of Application _____ Lease term desired _____ Unit # assigned _____

Applicant's Name _____ Social Security #: _____

Date of Birth: _____ Driver's License #/State: _____

Telephone #: (home/mobile) _____ (work) _____

Check one: Married Divorced Separated Single

Present Address _____

Check one: Own home Rent Other Monthly Rent/Mortgage Amount \$ _____

Name of Apartment Community or Mortgage Company: _____

Telephone # of Apartment Community: _____ Fax #: _____

Employed by: _____ Position/Title: _____

How long on job: _____ Income: \$ _____ Hourly/ Monthly/ Yearly

Supervisors Name: _____ Telephone #: _____

Spouse's Name _____ Social Security #: _____

Date of Birth: _____ Driver's License #: _____

Employed by: _____ Position/Title: _____

How long on job: _____ Income: \$ _____ Hourly/ Monthly/ Yearly

Supervisors Name: _____ Telephone #: _____

Others who will occupy apartment:

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Description of any pets to occupy apartment (must have written consent from owner/agent):

Pet type _____ Full grown weight _____ Answers to " _____ "

Pet type _____ Full grown weight _____ Answers to " _____ "

Security Deposit in the sum of \$ _____ is made with the clear understanding that this application, including each prospective occupant, is subject to approval and acceptance. The applicant(s) agree to execute a lease and pay the prorated and/or first month's rent before possession is given. The applicant(s) has a maximum of three days within which to cancel this application in writing and have his/her security deposit returned to him/her. If this application is canceled after 3 days, or should the applicant not execute a lease or occupy premises, the security deposit will be forfeited. If application is not approved by the owner or agent, the security deposit will be returned. Application fee of \$ _____ is non-refundable.

By signing, the applicant(s) gives permission for the Landlord or agent to investigate the information supplied on this application and a full disclosure of pertinent facts may be made to the Landlord. Applicant understands that approval process will include a review of credit history and possible criminal background check. Furthermore, the undersigned declares that the information provided on this application is true and correct and false statements or information may result in the rejection of this and future applications for housing managed by Pickering and Company.

Applicant Signature

Date

Spouse's Signature

Date