



Cypress Management

# COMMUNITY CRITERIA

## INCOME REQUIREMENTS:

- ~ Applicant(s) monthly income must be at least 3.5 times the amount of their monthly rent.
- ~ If more than one applicant, the income will be combined. In the event that one or more roommate(s) does not meet the income requirements, the remaining roommate(s) must qualify for the apartment.
- ~ A copy of applicant's most recent paycheck stub is required upon leasing.

## CREDIT REQUIREMENTS:

- ~ Satisfactory credit rating for the prior two (2) years will be required and 80% of all credit lines must show paid on time or as agreed. Less than 80% positive credit may result in an additional deposit.
- ~ Lack of credit history will be considered satisfactory.
- ~ Bankruptcies not discharged and unpaid rental related judgments will result in denial.

## RENTAL REQUIREMENTS:

- ~ Applicant(s) must have six (6) month rental/mortgage history, if not rental history, additional deposit may be required.
- ~ Unlawful detainers and /or outstanding debts to landlords will result in denial.

## SPECIAL REQUIREMENTS:

- ~ A statewide criminal search will be conducted on each applicant.
- ~ A felony conviction will result in denial.
- ~ Misdemeanor criminal convictions may result in denial.
- ~ Proof of U.S. citizenship or working visa must be provided.

## EMPLOYMENT REQUIREMENTS:

- ~ Applicant(s) must have six (6) months employment history or previous employment in the same field.
- ~ Unsatisfactory employment history may result in an additional deposit.

## CO-SIGNER RECOMMENDATIONS:

- ~ Co-signers will NOT be accepted.

## APPLICATION FEE: (ALL APPLICATION FEES ARE NON-REFUNDABLE)

- ~ A \$50.00 application processing fee will be required for each applicant 18yrs. old or older.
- ~ A \$50.00 application processing fee will be required for married couples applying together.
- ~ Applicants under the age of 18 will be listed on the lease contract as occupants only.

## ADMINISTRATIVE FEE: (ALL ADMINISTRATIVE FEES ARE NON-REFUNDABLE)

- ~ A \$100.00 administrative processing fee will be required for all new leases.

## SECURITY DEPOSIT:

- ~ One bedroom- \$250.00
- ~ Two bedroom- \$350.00
- ~ Three bedroom-\$450.00
- ~ Security deposits are refundable until the application is approved. After approval, the initial lease term must be completed in order to receive a deposit refund.

## PETS:

- ~ 1 Pet under 20lbs.- \$300.00 non-refundable pet fee.
- ~ 1 Pet over 20lbs. - \$500.00 non-refundable fee
- ~ 2 Pets under 20lbs.- \$500.00 non-refundable pet fee.
- ~ Acceptable breeds are subject to management approval.

## OCCUPANCY GUIDELINES: (Note: Infants under six (6) months of age are not counted as occupants.)

- ~ ONE BEDROOM- 2 persons of familial status or 2 persons.
- ~ TWO BEDROOM- 4 persons of familial status or 3 persons.
- ~ THREE BEDROOM- 6 persons of familial status or 4 persons.
- ~ Familial Status is defined by HUD as children under 18 years of age domiciled with parent(s) legal custody, or children domiciled with designee of the parent(s) with custody (with written permission): and any person who is pregnant or in the process of attaining legal custody of a child under 18.

## EQUAL HOUSING:

- ~ Non-discrimination on the basis of race, color, religion, sex, national origin, familial status or handicap is the comprehensive policy of this property.

**I HAVE READ, UNDERSTAND AND ACCEPT THE ABOVE RENTAL CRITERIA.**

Resident Signature

Date

Management Signature

Date

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