

REASONS FOR REFUSING AN APPLICANT

An applicant will be disqualified for admission under the following conditions:

1. Inability to verify a means of payment or unable to get a qualified co-signor or unable to pay first and last month's rent in advance; (see income guidelines)
2. A record of unfavorable past performance of payment or rightful obligations, including rent, utilities: student loans and child support
3. A record of disturbance of neighbors
4. A record of destruction of property
5. A record of poor living or housekeeping habits, including the creation of fire hazard through acts such as hoarding of rags and papers; severe damage to premises and equipment, if it is established that the individual family or their guests is responsible for the condition; seriously affecting the neighbors by causing infestation, foul odors, depositing garbage improperly or serious neglect of the premises
6. Criminal History. Any open cases will be considered a violation for the purposes of determining whether or not to accept applicant.

NO TIME LIMITATION

* A history of criminal activity (resulting in a pending felony charge or conviction) involving crimes of physical violence to person(s) or property or a record of other criminal acts which would adversely affect the health, safety or welfare of other residents; (i.e. arson, rape, child molestation, a registered sex offender, aggravated assault, domestic violence, murder, grand theft, burglary of 1st or 2nd degree, robbery, drug distribution, drug trafficking).

OCCURRED WITHIN PAST 3 YEARS

* A record of possession of drugs or drug paraphernalia, resulting in less than a pending Felony charge or conviction.

* A record of habitual offenses. Habitual will be considered anyone with three or more violations (with the exception of traffic violations not referenced below) occurring on separate occasions during the past 3 years

OCCURRED WITHIN PAST 5 YEARS

* A record of three or more offenses of driving under the influence or reckless driving

* A record of felony drug possession

7. Problems involving chemical dependency and inability to provide professional verification of treatment
8. Demonstrated inability to control dependent children who would also be occupying property
9. Cannot pay damage deposit or processing fee in advance
10. Too many people for the number of bedrooms in the unit (see occupancy guidelines)
11. Has large items that cannot be stored on the premises (boats, campers, trailers, extra vehicles, etc.) and is not willing to store elsewhere
12. Plans to use the premises for something other than living purposes
13. Writes initial check that is not honored by the bank
14. Is a minor under the age of 18
15. Refuses to sign lease agreement
16. Has pets and the property owner firmly prohibits them or applicant will not comply with our pet policy (see pet policy)
17. Has more than the allowed number of vehicles but is not willing to store excess vehicles over 2 or as specified by the property, at another location
18. Will not furnish references from a previous landlords
19. Falsifies information on any application; does not give complete information; does not list all previous addresses within the last 5 years
20. Cannot provide identification (a government issued photo ID used to verify the application)

By signing below, I hereby agree that I have read and understand the above listed reasons for refusing an applicant. Furthermore, I understand that a credit and criminal background check is required in order for me to apply, along with a non-refundable payment of the \$35 application fee.

Applicant

Date

Owner Representative

Date

