

## **Rental Criteria & Information**

We appreciate your interest in our community as your new home. We can only evaluate applicants by checking their rental, credit, and criminal histories. A third-party application processing company processes application. Applications are processed without regard to race, sex, religion, national origin, color, familial status, or handicap. Please be aware that any false information on your application will be grounds for denial. The criteria that will be used to determine your eligibility for residence are as follows: APPLY ONLINE AT DALTONRIDGEAPTS.COM

### **APPLICATION FEE**

- A \$ 80.00 **cash** non-refundable application fee is required per applicant.
- Background verification is by TransUnion and Equifax — takes 3 business days

### **AGE REQUIREMENTS**

- Must be 21 for lease to be in your name
- All potential occupants 18 years of age or older must complete an application

### **IDENTIFICATION REQUIREMENTS**

- Government-issued Picture ID
- Social Security Card

### **INCOME REQUIREMENTS**

- The gross monthly income of all Lease Holder/s will be considered jointly and must equal no less than 3 times the monthly market rent amount of the apartment.
- Prior to approval, all income must be verified by obtaining one of the following:
  - Copies of last two consecutive payroll check stubs with Year-To-Date total showing two months of employment
  - Proof of social security income or disability income
  - Proof of retirement or trust fund income
  - Current offer letter for income/employment verification
  - Self-employed persons or 1099 employees must be verified through last tax year's personal income tax return — tax return form 1040 & Schedule C
- Unemployment will not qualify

### **THINGS THAT CAN DISQUALIFY YOU**

- Credit score below 600
- Employed less than one year
- Felony that has been committed in the last 15 years and has not been adjudicated or term served
- Multiple criminal offenses on your record over the last 15 years
- Misdemeanor convictions consisting of but not limited to drugs or domestic violence
- Eviction or breach of lease in the last 15 years
- Hot check was written in the last 7 years
- Bankrupt or foreclosure
- Money left owed to any landlord
- Multiple collection accounts

### **PET REQUIREMENTS**

- Limit 2 pet / 50-pound weight limit
- ONE TIME NON-REFUNDABLE PET FEE \$100
- MONTHLY PET FEE \$30
- Pets must be a minimum of six (6) months old.
- Exotic and poisonous animals are not allowed in the community.

The following breeds are “Unacceptable,” either full or mixed:

- Pit Bull (any variation)
- Staffordshire Terrier
- Rottweiler
- German Shepherd
- Presa Canario
- Chow Chow
- Doberman Pinscher
- Akitas
- Wolf-hybrids
- Mastiffs
- Cane Corso
- Great Danes
- Alaskan Malamute
- Siberian Huskie
- Bernese Mountain
- Large mixed breed over 60 pounds
- \*Breeds are subject to change without notice\*
- Prior to move-in or when a pet is acquired, you must provide management with a veterinarian certificate of health with the following information: name, breed, age, weight, shots, or vaccinations and spayed/neutered. You must provide a picture of the pet(s) for our records.
- A maximum of 2 pets per apartment

### **NUMBER OF OCCUPANTS**

For health and safety reasons, we have the following occupancy standards. We will not allow more people than maximum number of occupants living in the apartment.

- One-bedroom apartment is 2 people
- Two-bedroom apartment is 4 people
- Three-bedroom apartment is 6 people

### **UTILITY SERVICE**

Prior to taking possession of the rental property and signing the lease, we will require you to transfer utility service for that property into your name. You will need to contact utility service providers to turn on service for your rental property and provide us confirmation of the transfer.

### **RENTER’S INSURANCE**

Upon moving in and through the duration of the tenancy, our community requires all leaseholders to carry a minimum of \$100,000 Personal Liability Insurance coverage. In addition, we require that you add our community as an “Interested Party,” “Party of Interest,” or similar language. Tenant may purchase required insurance from an insurance agent of their choice.

### **SMOKING POLICY**

There is absolutely no smoking allowed inside any properties.

