

Regis Square Apartments

Residential Qualifying Criteria

We are delighted that you are considering making Regis Square your new home. The following is a list of qualifying criteria for your application.

- Application fees, administrative fees and application deposits are non-refundable.
- Cancellations of any kind will result in application deposit and administrative fee forfeiture.
- All applicants over 18 must complete a separate application.
- All applicants must provide a government issued photo identification and allow it to be photocopied.
- Evictions within the last 36 months will be denied and more than one eviction on record will be denied.
- Rental debts or poor rental history within the last 36 months will be denied.
- You must have 6 months of verifiable income.
- Monthly income must be 2.5 times the rental amount.
- Rent specials are not available for any second chance leasing applicants. Previous evictions, rental debts, or poor rental histories are considered to be second chance leases.
- Co-signers and guarantors are not accepted.
- Maximum Occupancy - Anyone 2 years or older living in the apartment is considered an occupant:
 - 4 occupants per 2 bedroom
 - 6 occupants per 3 bedroom
- Applicant(s) may be denied occupancy for any one of the following reasons:
 - Falsification of application of any applicant
 - Incomplete application by any applicant
 - Insufficient income (total for household)
 - Poor credit history of an applicant (credit reports are obtained; previous bankruptcy requires an additional deposit equal to one month's rent)
 - Poor rental profile of any applicant (rental reports are obtained) which includes:
 - Non-payment or frequent late payment of rent or rental debt as outlined above
 - Eviction as outlined above
 - Poor housekeeping
 - Poor supervision of applicant's occupants
 - Unruly or destructive behavior by applicant, applicant's occupants or applicant's guests
- Criminal History:
 - Felony convictions, deferred or adjudicated, release of incarcerations within the last 15 years will be denied
 - All felonies of a violent nature or sexual nature will be denied regardless of length of time that has lapsed since conviction
 - Misdemeanor conviction of adjudicated sentences that were violent, including physical violence of another person, or destruction or theft of personal property, or drug related in nature within the last 15 years will be denied
 - All registered sex offenders will be denied
- Pet Policy:
 - Any animal living in the apartment must be approved by management before any animal can be brought into the apartment
 - \$150 non-refundable fee and a \$150 refundable deposit must be paid
 - Exotic animals, aggressive breeds, rodents and snakes are prohibited
 - There is a 35-pound weight limit
 - Service or Assistance Animals are always welcome with appropriate documentation. Service or Assistance Animals are not considered pets and no deposit/fee will be required.

We do not discriminate on the basis of race, color, religion, sex, national origin, disability, familial status, sexual orientation or gender.

I ACKNOWLEDGE THAT I HAVE REVIEWED THE PROPERTY'S RESIDENTIAL QUALIFYING CRITERIA WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY'S RESIDENTIAL QUALIFYING CRITERIA OR IF I FAIL TO ANSWER ANY QUESTION OR GIVE FALSE INFORMATION, THE PROPERTY MAY REJECT THE APPLICATION, RETAIN ALL APPLICATION FEES, ADMINISTRATIVE FEES AND DEPOSITS AS LIQUIDATED DAMAGES FOR ITS TIME AND EXPENSE, AND TERMINATE MY RIGHT TO OCCUPANCY.

X _____
Applicant's Signature Date

X _____
Applicant's Signature Date

X _____
Applicant's Signature Date

X _____
Owner's Representative Date