

Please note that this is a example of the basic Rental Criteria. For each AVPM property, the criteria varies slightly.

BASIC LEASING QUALIFICATIONS / STANDARDS

1. All applicants must be at least eighteen (18) years of age.
2. Applicant must have verifiable current employment with a gross monthly income of at least three (3) times the rental rate. If applicant has been on the current job less than six (6) months, verification of six (6) months or more at a prior job is required. Self-employed applicants must provide a previous year's tax statement.
3. Applicant must have a verifiable rental reference of six (6) months or more with a lease term fulfilled and a thirty (30) day written notice to vacate given. Applicant may not have more than two (2) late payments and/or NSF checks in one (1) year of residency. Any applicant with questionable rental history or a prior eviction may be subject to denial.
4. Credit reports must be acceptable. Medical collection accounts will be the only exception in determining acceptable credit. Personal bankruptcies will be allowed if applicant meets all other qualifications and has re-established a good credit rating.
5. Any and all adults who are to reside in the apartment must complete a rental application, pay an application fee, be listed on the lease as a resident, and have full liability to fulfill all terms and conditions of the lease.
6. Roommates must each have a gross monthly income of at least two (2) times the rental rate. All roommates must fill out an application and pay an application fee and qualify.
7. Application fees and security deposits must be paid before the approval process is started.
8. A Lease Guarantor will be accepted for full time students and for persons with no prior rental or credit history. A Lease Guarantor must fill out a Lease Contract Guaranty, pay an application fee. Income requirements for a co-signer are six (6) times the rental amount.
9. Applicant agrees to permit a criminal investigation (if applicable). Criminal charges may be grounds for denial.
10. Pets will be taken upon managers approval. There is a 2 pet per apartment limit. Pet deposit for a 1 bedroom is \$350 for one pet and \$450 for two pets. Pet deposit for 2 bedroom is \$500 for one pet and \$600 for two pets. \$150.00 is non-refundable per pet. Half of the pet deposit must be paid prior to move in. The balance is due with your first months rent. (Our policy excludes some breeds).

MAXIMUM OCCUPANCY STANDARDS

1 Bedroom 2 persons
2 Bedroom 4 persons

A family may occupy an owner's dwelling if the family does not exceed two persons per bedroom plus a child who is less than six (6) months old and who sleeps in the same bedroom with a child's parent, guardian, legal custodian, or person applying for that status. If applicant is pregnant or has a child less than six (6) months old at the time of move-in and the newborn child reaches six (6) months of age during the lease term, the resident may stay in the unit until the remainder of the lease term. If the residents exceed our maximum per bedroom because the newborn is older than six (6) months at the end of the lease term, they may not stay in that unit under any circumstances.

I have read and agree to the above requirements.

Name _____ Date _____

Name _____ Date _____

THESE CRITERIA ARE SUBJECT TO CHANGE WITHOUT NOTICE AT THE SOLE DISCRETION OF AVPM CORPORATION.