

Core Places

Qualification Requirements

APPLICATION DOES NOT CREATE A LEASE. This application, even if accepted, shall under no circumstances be considered a lease agreement between Applicant and Landlord, or an offer to lease.

No lease shall exist between Applicant and Landlord unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits and advance rent.

AUTHORIZATION TO DO CREDIT AND BACKGROUND CHECK. Applicant hereby authorizes Landlord and Landlord's authorized agents to do whatever background and credit check on Applicant Landlord or Landlord's agents deem appropriate. This may include among other things obtaining one or more credit reports on Applicant. Such credit report(s) may be obtained before and during the term of the Lease and after the expiration or termination of the Lease as part of any effort to collect rent, costs, fees and charges owing under such Lease.

USE OF INFORMATION. The information in this application or obtained as a result of the authorization given herein by Applicant will not be sold or distributed to others. However, Landlord and Landlord's agents may use such information to decide whether to lease the Property to Applicant and for all other purposes relative to any future lease agreement between the parties including the enforcement thereof.

COMMITMENT TO EQUAL HOUSING. Landlord and Landlord's agents are committed to providing equal housing opportunities to all rental applicants regardless of race, color, religion, national origin, sex, handicap, familial status, or other protected status.

FALSIFICATION OF APPLICATION. Any falsification in Applicant's application will result in the automatic denial of application. In the event that an Applicant falsifies any information, owner has the right to hold all deposits and fees paid to apply towards liquidated damages.

RESIDENT SELECTION CRITERIA

- **Age** – Applicants must be 18 years of age or older.

- **Credit** – A credit report will be completed on all applicants to verify credit ratings. Income plus verified credit history will be entered into a credit scoring model to determine rental eligibility and security deposit levels. Unfavorable accounts which will negatively influence this score include, but are not limited to: collections, charge-off, repossession, and current recent delinquency; and open bankruptcies will result in an automatic denial of the application.

REQUIREMENTS

1. **Income** – Gross income for all applicants in one home will be combined and entered into the credit scoring model for income eligibility. All applicants will be asked to produce consecutive and most-recent pay stubs for the last 4 weeks from Application Date. Applicants must have a minimum combined gross income of 3.0 times the monthly rent. Additional sources of verifiable income may be considered. These sources may include: child support, grants, pensions, GI benefits, disability, trust funds, social security and savings accounts. (The applicant must supply six current consecutive months of bank statements if any of the additional sources of income listed above cannot be provided directly from the supplier.) Some credit scoring results will necessitate further income verification. In such instances, verification with employer will be completed or applicant may be asked to produce additional financial statements/records.
2. **Employment** – If applicant is to begin work shortly, the applicant must provide a “letter of intent” to hire from the employer.
3. **Self Employment, Retired or Unemployed** – Such applicants must provide the previous year’s income tax return and the previous two month’s bank statements, or twelve months of financial statements and must exhibit no negative references. Seasonal employment must be verified by providing the prior year’s tax return.
4. **Criminal History** – A criminal background check must be approved before further approval consideration is given. A criminal background check will be conducted for each applicant and occupant age 18 years or more. The application will be denied for criminal related reasons that have occurred within the 10 years prior to the application date, regardless of the applicant’s age at the time the offense was committed. All records are evaluated from the date of disposition.
5. **Rental History** – Applicant must have 6 months of positive rental history within the past 24 months. Some credit scoring results will necessitate an evaluation of verifiable rental or mortgage payment history for the last 24 months. In these instances, applicant must have a minimum of 6 months cumulative verifiable rental or mortgage payment history within the last 24 months. In such instances, if a previous landlord cannot be contacted, 6 consecutive months of proof of payment must be verified and a copy of the lease contract must be provided. Applicants not having verifiable rental or mortgage history will have to pay an additional deposit.

When applications also depend on the results of a rental history investigation for an approval/denial, applications for residency will automatically be denied for the following reasons:

- a. An outstanding debt to a previous landlord. A breach of a prior lease, or a prior eviction, or an applicant or occupant in the process of eviction
 - b. More than 1 late payment and/or non-sufficient funds within 6 months or late payments and/or NSF’s (non-sufficient funds) within a year
6. **Animals** – No pets are allowed.
 7. **Vehicles** - Vehicles must be operational and have current registration and inspection.