

# Casa Dorada

## ---RESIDENT SELECTION POLICY---

**We Do Business In Accordance With The Federal Fair Housing Law  
It is Illegal to Discriminate Against Any Person Because of Race,  
Color, Religion, Sex, Handicap, Familial Status, or National Origin.**

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**Income** Must have verifiable monthly income of at least \$400 in excess of the rental rate. Must verify income of all occupants 18 years of age and over and verifications must be within prior 90 days of move-in date. Income may not exceed maximum income guidelines, determined by state given percentages of median incomes, which are based on the number of occupants in the household.

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**Rental History** Must have verifiable minimum two years rental history in good standing, (all address revealed during processing will be researched). No history of eviction, landlord claims or balances will be accepted. Landlord can not be a relative.

*\*Persons who meet all other criteria but do not have two years rental history will require a double deposit or co-signer. Co-signer must have income of at least five times the rental rate and have credit in good standing.*

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**Credit History** Must have credit history in good standing. Must have two positive trade verifications. No eviction history or landlord balance will be accepted. No unpaid utility collections or returned checks will be accepted. Medical or student loan collections will not be used.

*\*Persons who meet all other criteria but do not have credit established or two positive trades will require a double deposit or co-signer. Co-signer must have income of at least five times the rental rate and have credit in good standing.*

*\*\* Persons who do not meet rental and credit criteria will require either a co-signer and a double or a triple deposit.*

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**Criminal History** No Felony history accepted including deferred adjudication. Over two misdemeanors will not be accepted. Any applicants who have a single history of the following crimes (misdemeanors or felonies) will not be accepted: *(Note: Crimes over seven years old will not be used unless deemed a detriment to the community).*

1. Drug possession or drug possession with intent to sell.
2. Prostitution
3. Burglary
4. Violent crimes and / or against persons.

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**Standards-Policies**

- \* Applicant must be at least 55 years of age and able to live independently or disabled
- \* Pets accepted up to 40 lbs. at full maturity with \$300 (\$150 non refundable). Max 2 pets. Absolutely no (including miniatures) bulldogs, chows, pinchers or rottweillers. Pets must be house-broken & spayed or neutered. Pet may be subject to pet interview.
- \* No more than two persons per bedroom.
- \* Non-refundable Application Fee \$35.00 for individual / joint credit file. Additional \$35.00 per individual credit file over age 18.
- \* All individuals over the age of 18 must complete a separate rental application.
- \* Security Deposit is \$250.00
- \* Lease term is 6 months.

**Applications can be rejected due to but not limited to failure to meet above criteria and / or falsification of any information, or failure to provide any information including addresses and phone numbers of references.**

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**Applicant Signature**

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