RENTAL APPLICATION CRITERIA
Effective February 1st. 2007
Casa Dorada Apartments

All occupants residing in apartment must be 55 years of age or older. There is a minimum age requirement of 18 years of age for all additional occupants on lease. All other occupants residing in apartment must fill out a separate application, sign the lease and must meet all criteria to be considered for residency.

1) Income

Household Income limits are determined by certain funders and their program requirements for the property. Income requirements are designed to aid the moderate and lower income population.

Gross income per apartment must meet or exceed 1 1/2 times the amount of the MARKET rent. Income verification must be supplied within 24 hours of application. If gross income per apartment does not meet or exceed the 2 times the market rent requirement, an additional Deposit equal to one month's market rent will be required.

Section 8 Certificate holders income per apartment must meet or exceed 2 times the Resident responsible portion of the rent.

2) Social Security Number

All adult applicants must have a social security number to be eligible for an apartment. For all clients that are not a United States resident, a Social Security Application Approval must be provided prior to acceptance. If the applicant has a Passport or a Work or Student Visa, it must be valid through the term of the lease and must be provided prior to acceptance.

3) Credit History

A credit report will be processed on each applicant. Approval will be based on a credit scoring evaluation. Results will be Accept, Low Accept, Refer, Conditional Accept or Denied. If Low Accept or Refer, an additional deposit equal to the standard deposit will be required. If Conditional Accept, an additional deposit will be equivalent to one month's rent (at market rental rate) will be required. If denied, holding deposit will be returned and the application fee will be retained.

4) Resident History

Applicant must have **six months** verifiable rental history or home ownership on current/previous address within last two (2) years. If applicant does not meet the six-month resident history requirement, an additional deposit equal to the standard deposit must be paid at move-in. No unresolved debts to a previous landlord/mortgagor will be accepted unless a payment arrangement has been created and followed, AND the total balance owing does not exceed $2500.00.

An applicant will be denied for the following reasons: Having been evicted by a previous landlord, falsification of any information on the rental application, having an established pattern of disturbing neighbors, causing damage to property or late payments/returned checks in excess of two per twelve month period.

5) Additional Deposit Requirements

If more than one application criteria, (Income, Credit or Resident History), result in an additional deposit requirement, the greater of the deposit requirements will be enforced as a condition for approval.

6) Criminal History

Any applicant with a conviction or a deferred adjudication on a felony level will be denied. In addition, the following will result in a declined application: any terrorist related conviction, any misdemeanor conviction for a sexual offense. A criminal record verification will be made on all persons 18 years of age or older. All applicants will be required to provide the city and state of residence for the preceding 7 years. Locations provided will be compared/verified with credit report addresses, and all applicable statewide criminal records will be requested. **Signing this authorizes the release and does not hold the departments liable for any Police Department Gang Unit verification on any/all under age occupants of the apartment**

7) Occupancy

Maximum number of occupants per apartment:

1 bedroom-2 persons
2 bedroom-4 persons

8) Pet Policy

No pets are permitted on the Community at any time except by prior written consent of Management. Please see guidelines of acceptance.

9) Rent

All move in amounts must be paid in full prior to/or at time of move in with **CASHIERS CHECK OR MONEY ORDER**. Personal checks or cash will not be accepted. If move in occurs on or after the 20th of any month, the following month's rent must be paid at move in with certified funds.

Applicant Signature	Date	Applicants Signature	Date
Applicants Signature	Date	Agents Signature	Date

Baron Property Services, LLC does business in accordance with the FAIR HOUSING ACT OF 1988.