

LEASE QUALIFICATION GUIDELINES

Finders Keepers conducts business in accordance with the Federal Fair Housing Law and does not discriminate against any person because of race, color, national origin, religion, sex, familial status, and/or handicap.

To be approved for residency with Finders Keepers, you must **(initial beside each number)**:

- _____ 1. Be a minimum of 18 years of age to enter into a lease agreement and have a valid photo identification.
- _____ 2. **Criminal History:** Applicant must have no criminal felony convictions involving any type of violence, firearms, illegal drug possession with intent to sell, or crimes against property. Management reserves the right to consider any type of criminal activity that is discovered in reviewing the application.
- _____ 3. **Income Requirements:** Have a verifiable combined monthly income equal to at least three times the monthly rental rate. If self-employed, we require copies of six months of bank statements, a financial statement prepared by a certified person such as your accountant, and two years of income tax statements. OPTION: Lease Contract Guarantor.
- _____ 4. **Rental History:** Have **one** verifiable occupancies with favorable rental and payment history for a period of not less than one (1) year, in the U.S. from a management company, lien holder, mortgage company, apartment community or individual property owner unrelated to you. OPTION: Lease Contract Guarantor.
- _____ 5. **Guarantor Requirements:** Lease Contract Guarantor must have favorable credit history and earn **at least five times the amount of the monthly rent.** Both signatures of guarantor and spouse are required for approval, if applicable.
- _____ 6. **Guarantor Deadlines:** All lease Guarantees must be received within **five (5) days** of completed application or we may keep the application deposit as liquidated damages and terminate all further obligations under this Agreement.
- _____ 7. **Credit Requirements:** Show favorable activity within the last twelve month period on your credit report, with no reported delinquencies or payment problems from a mortgage company, lien holder, management company, apartment community, or individual owner.
- _____ 8. **International Students:** Exception to #4 & #5: If you are an international student you must present a valid I-20, a copy of your passport, and completed supplemental application.
- _____ 9. **Occupancy Standards:** Have no more than two persons per bedroom and one per bedroom on certain units. To comply with College Station City Ordinance, no more than four unrelated persons may reside in any unit zoned as a single family dwelling.
- _____ 10. **Service Policy:** Understand that all rental units are offered on a FIRST COME/FIRST SERVE basis and a rental unit will not be put on hold until we receive the entire deposit, all applications, and application fees.
- _____ 11. **Application Fees:** Must submit a **\$30.00 non-refundable** application processing fee for each application and **lease guarantor will be \$20.00. Cash, cashier's check or money orders are accepted.**
- _____ 12. **Security Deposits, Pet Deposit payments must be paid in the form of a money order or cashier's check.**

This information, is required to qualify under our guidelines, and is the applicant's responsibility to provide to the leasing agent.

I have read and understand the above statements of qualification guidelines.

_____ Date

Resident Signature

Resident Signature

Resident Signature

Resident Signature