



GADERA Property Management, Inc.

RENTAL QUALIFICATION GUIDELINES

If you do not meet any of the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected, and your application fee will not be refunded. Your signature acknowledges that you have reviewed these rental qualification criteria.

Income Requirements

Income must be at least three (3) times the amount of the monthly rent (plus rental insurance). If more than one applicant, the income may be combined to meet the requirement where an additional an additional deposit may be required..

Credit Requirements

Minimum 600 credit score for each applicant who are needed to meet the Income Requirements. At least 50% of current accounts must be in good standing. No credit history at Gadera's discretion may be considered good credit history. Bankruptcies that have not been discharged, foreclosures, evictions, repossessions and judgments may result in denial.

Rental Requirements

All applicants must have six (6) months of verifiable rental history or mortgage history. An additional deposit may be accepted. Outstanding debts to landlords may result in denial. Negative rental profile may result in denial.

Employment History

All applicants must have six (6) months of verifiable employment history with current employer. All applicants must provide a copy of applicant's two (2) most recent paycheck stubs. Application may be denied if employment history is unsatisfactory. An additional deposit may be accepted.

Special Requirements

Applicants under the age of eighteen (18) will be listed as occupants only and cannot be considered Leaseholders. Each applicant must provide government issued identification. Nationwide criminal searches will be conducted on each applicant and any occupant over the age of eighteen (18) years old. A conviction for sexual crimes will result in denial of that applicant or occupant. Criminal conviction history for violent crimes, crimes against persons or property, or drug-related crimes may result in denial.

Lease Guarantor

A Lease Guarantor will be allowed for first time renters, recent college graduates or renters with insufficient income who meet Credit Requirements. Lease Guarantors must:

- ☐ make at least six (6) times the amount of the monthly rent (plus rental insurance) and meet all qualifying criteria
- ☐ complete and sign a separate Lease Guaranty form
- ☐ Must have minimum 650 credit score

Occupancy Guidelines

Familial Status is defined by HUD as children under eighteen (18) years of age domiciled with parent(s) with legal custody or children domiciled with designee of the parent(s) with custody (written permission); and any person who is pregnant or in the process of attaining legal custody of a child under eighteen (18). Maximum occupancy limits are defined as two (2) people per bedroom plus one (1) additional person in the apartment. Persons are counted as occupants at birth. **Maximum occupancy is as follows: 1 bedroom: 3 persons - 2 bedroom: 4 persons -- 3 bedroom: 6 persons**

Privacy Policy

The GADERA Property Management, Inc. privacy policy can be viewed at any of our property management offices, online at www.gaderapropertymanagement.com or by requesting a copy from a representative of GADERA Property Management, Inc.

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|--------------------------------|---------------|--|---------------|
| _____ Applicant's Signature | _____ Date | _____ Applicant's Signature | _____ Date |
| _____ Applicant's Signature | _____ Date | _____ GADERA Representative's Signature | _____ Date |