

## Rental Criteria

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, and FAMILY STATUS or NATIONAL ORIGIN.

- One year or more of good rental history ( or home ownership). Past behavior will be verified as being acceptable through contracts with landlords and one year of rental.
- Employed one year or more at the same job or same field. The income must be wage or salary. Tips or commissions should not be included unless the employer can verify the income.
- Income from sources other than employment (i.e. interest income, social security, and pension or self-employment income) shall be verified with payer or in writing. Sufficient documentation is required.
- Net income should be approximately 3 times the market rent.
- Good credit must be established.
- Proof of lawful residency in the USA must be established.
- If income is not sufficient or good credit cannot be verified, prospect may be qualified by paying one or more extra month's rent in advance and/ or higher security deposit at management's discretion.
- Any person or occupant will be denied for the following criminal related activity within the 10 years period prior to the application date.
  1. Felony Conviction
  2. Terrorism-related conviction
  3. Drug related conviction
  4. Prostitution related conviction
  5. Sex related conviction
  6. Cruelty to animals related conviction
  7. Misdemeanor conviction involving a crime against persons or property
  8. The above resulting in: Adjudication withheld and or Deferred adjudication.
  9. Active status on probation or parole resulting from any above

**Tifton Apartments, LLC**

Please check location applying for  
The Oaks \_\_\_\_\_ Duplexes \_\_\_\_\_ Cross Creek \_\_\_\_\_

**\$40 APPLICATION FEE REQUIRED  
GOVERNMENT ISSUED PHOTO ID IS REQUIRED**

Name: First \_\_\_\_\_ Middle \_\_\_\_\_ Last \_\_\_\_\_

Social Security # \_\_\_\_\_ Date of Birth \_\_\_\_\_

Present Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Applicant Phone # \_\_\_\_\_ Email \_\_\_\_\_

How long at present address? \_\_\_\_\_ Present Monthly Rent \_\_\_\_\_

Present Landlord Name \_\_\_\_\_ Phone # \_\_\_\_\_

Previous Landlord Name \_\_\_\_\_ Phone # \_\_\_\_\_

Employer \_\_\_\_\_ Years at Present Job \_\_\_\_\_

Employer Address \_\_\_\_\_ Gross Monthly Income \_\_\_\_\_

Employer Contact Name \_\_\_\_\_ Employer Phone # \_\_\_\_\_

Name, Age, and Relationship of All Others Who Will Occupy Residence

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Nearest Relative Name \_\_\_\_\_ Phone # \_\_\_\_\_

Credit Reference #1 with phone # \_\_\_\_\_

Credit Reference #2 with phone # \_\_\_\_\_

**List and Describe All**

**Pets** \_\_\_\_\_

**Do you or do any of your occupants have charges pending against you or against them for any criminal offense(s)?**

**Applicant Yes No  
Occupants Yes No**

**Have you or have any of your occupants ever been convicted of, or pleaded guilty or no contest to, any criminal offense(s) or had any criminal offense(s) disposed of other than by acquittal or a finding of "not guilty"?**

**Applicant Yes No  
Occupants Yes No**

**Any litigation, such as: evictions, suits, judgments, bankruptcies, foreclosures, etc.?**

**Applicant Yes No  
Occupants Yes No**

**If "Yes" to any of the above questions, give details and dates:** \_\_\_\_\_

**PLEASE READ CAREFULLY AND SIGN BELOW**

**Correct Information**--Applicant represents that all of the above statements are true and complete. Applicant hereby authorizes Property Staff to contact any references listed above and to obtain consumer reports, which may include criminal background information, about Applicant and any occupants in the apartment in order to verify the above information, references, credit and criminal records. Applicant further authorizes Property Staff to obtain subsequent consumer reports to ensure that Applicant continues to satisfy the terms of the tenancy, for the collection and recovery of any financial obligations relating to Applicant's tenancy, or for any other permissible purpose. Applicant hereby releases from all liability or responsibility all persons and corporations requesting or supplying such information. Applicant acknowledges that false, incomplete or misleading information herein may constitute grounds for rejection of this application, termination of right of occupancy of all occupants under a lease and/or forfeiture of deposits and fees, and may constitute a criminal offense under the laws of this State. This Application is preliminary only and does not obligate Owner or Owner's agent to execute a Lease or to deliver possession of the dwelling unit to Applicant.

**I have read and agree to the provisions as stated.**

Application Processing Fee required with Application:  
\$ 40

**Applicant Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

**OFFICE USE ONLY**

Apartment Number \_\_\_\_\_  
Apartment Size/Description \_\_\_\_\_  
Anticipated Move-in Date \_\_\_\_\_  
Lease Start Date \_\_\_\_\_  
Lease End Date \_\_\_\_\_  
Monthly Apartment Rent \_\_\_\_\_

**Property Staff Initials** \_\_\_\_\_