



## CREDIT REQUIREMENTS/RULES FOR LEASING AN APARTMENT

*Please review the following and understand the requirements before filling out and signing your application. If you have any questions or concerns, please ask one of our leasing agents.*

1. A lease is required. All children or other tenants under the age of 18 must be listed on the credit application. All tenants over the age of 18 must sign the lease agreement.
2. A credit check must be passed by all persons wishing to lease an apartment. The non-refundable application fee is \$40.00, which is for each person applying over the age of 18 years old and \$40.00 for married couples.
3. Credit history must be rated satisfactory. We do not accept any applicants with past due balances.
4. Criminal history must be rated satisfactory. We do not accept any applicants with any criminal offenses.
5. Previous rental history (payment as well as conduct) must prove to be satisfactory.
6. One week's guaranteed income must exceed or be equal to the amount of rent on the unit for which an application has been submitted. (Tips, child support and alimony are excluded as they are not guaranteed income.)
7. Guaranteed employment must be within 60 miles of the desired apartment.
8. Co-signers are not accepted.
9. We do not accept applicants on Public Aid or those who receive assistance from the Section 8 Housing Program or any programs of this nature.
10. Subletting is not allowed.
11. No more than two unrelated persons may lease a two bedroom apartment and no more than three unrelated persons may lease a three bedroom apartment.

When an application is submitted and a deposit has been paid, this only serves to take the unit off the rental market until the application has been processed and approved by us.

If an application is approved by us and you decide you don't want the apartment, your deposit is forfeited.

Thank you,

Apartment Mart