



RENTAL QUALIFICATION CRITERIA

1. Applicant must be of legal age, eighteen (18) years or older. Everyone who is residing in the apartment and is 18 years or older must submit a Rental Application.
2. Management requires a valid government issued photo ID. Management reserves the right to require other forms of identification.
3. Applicant's combined gross monthly income must equal three (3) times the market rent (not reduced for promotional rent) including the value of any monthly housing assistance.
4. Applicants who do not meet the minimum monthly income requirement can satisfy the income requirement by providing documentation confirming that they possess liquid assets equal to 2 years of rent obligation.
5. Management reserves the right to request proof of employment or income. This may include recent paycheck stubs, copies of social security checks, proof of monthly housing assistance, six months of bank statements, etc. If starting a new job, a letter of employment offer, or award letter may be required.
6. Applicant must submit to a credit check. If not in good credit standing, the result may be cause for rejection. Applicant may be denied if their credit history in the past two (2) years includes any of the following: bankruptcy, judgments, liens, or foreclosure. Applicant may also be denied for recent or outstanding collection activity, bad debt, late payments, or any collection by a landlord or utility company.
7. A co-signer may be accepted for lack of rental history, credit, or income. Co-signers will not be accepted as a substitute for negative rental or credit history. Co-signers are required to have a verifiable source of income with a gross monthly amount no less than three (3) times the market rental rate (not reduced for promotional rent). Co-signer must possess positive credit and rental/mortgage history. Co-signers will be listed on the Lease and be fully responsible for all terms and conditions. Co-signers must also submit to a credit and criminal background check.
8. Applicant must submit to a criminal background check. If applicant has been convicted of a felony offense involving violence or sexual misconduct within the past 10 years or is subject to a registration requirement under a State sex offender registration program, the application will be denied as these offenses pose substantial risks for the health and safety of residents and employees.
9. Applicant must observe the following occupancy standards: 1 Bedroom and Studio Apartments, Maximum of two (2) occupants; 2 Bedroom Apartments, Maximum of four (4) occupants; 3 Bedroom Apartments, Maximum of six (6) occupants
10. Applicant must pay a \$65 non-refundable application fee per applicant/co-signer. The fee is required upon applying.
11. The administrative move-in/holding fee accompanying this application shall be retained by Landlord to hold the specified Apartment unit. If this application is rejected for any reason other than the falsification of information by the applicant, the foregoing holding fee shall be refunded to the undersigned within 30 days from the time you are notified of Landlord's decision. Otherwise, Landlord shall be entitled to retain the move-in/holding fee to cover Landlord's various costs of holding such unit and/or coordinating your move-in. Landlord reserves the right to approve the Rental Application conditionally based on the results of your rental screening with an additional administrative fee.
12. If Landlord rents premises to Applicant, possession of the unit shall not be provided to Applicant until, in Landlord's sole discretion, the premises are ready for occupancy. Except as provided in the lease, the Landlord shall not be liable for damages in the event the premises are not ready for occupancy on the date prescribed in the lease, and Landlord shall not be liable for damages in any event where the premises cannot be occupied on the prescribed date because of causes beyond Landlord's control.



13. You acknowledge that the Sales/Leasing agent assisting you with your rental application is not acting as your agent as they are an Agent of Morningside Property Management, LLC.

14. Applicants(s) acknowledge(s) that their lease application will be approved or rejected based on the information contained their rental application. Falsification of any information on the lease application will result in immediate rejection.

15. Applicant(s) also agree(s) to submit any documentation necessary to complete the lease application within twenty-four (24) hours of the application date. All information must be verifiable. If your application is accepted, you understand that you must execute a Lease Agreement within forty-eight (48) hours from Landlord's in person, email, telephone, or written notification that your application has been accepted, or Landlord will not continue to hold a specific apartment for you. If your application is accepted conditionally, you understand that you must meet all conditional requirements within forty-eight (48) hours from Landlord's in person or telephone notification that my application has been accepted conditionally, or Landlord will not continue to hold a specific apartment for you.

I authorize the person to whom this application is made and any credit bureau, police department or other investigative agency employed by such person to investigate any references herein listed or statements or other data obtained from me or from any other source pertaining to my credit or financial responsibility. I also authorize the person to whom this application is made (including his or her agents) to obtain a copy of my credit report to assist in evaluating my application and, thereafter, to obtain and use in attempting to collect unpaid rent, late fees, or other charges from me. I CERTIFY THAT ALL OF THE INFORMATION I HAVE PROVIDED IN RESPONSE TO THE QUESTIONS CONTAINED IN THIS APPLICATION IS TRUE. I FURTHER CERTIFY THAT I HAVE READ THE CONDITIONS CONTAINED IN THIS APPLICATION FORM, AND THAT I UNDERSTAND THEM, AND THAT I VOLUNTARILY SUBMIT THIS APPLICATION.

Applicant Signature

Applicant Signature

Printed Name

Date

Printed Name

Date

Applicant Signature

Applicant Signature

Printed Name

Date

Printed Name

Date