

**APPLICANT QUALIFYING CRITERIA**

Effective September, 2010

Thank you for choosing to lease from AMJ Inc. The following are the qualifications for residency.

- 1) **A non-refundable \$40.00 application fee (per adult applicant) and a Good Faith holding deposit in the amount of ½ of the security deposit must be paid before we can process your application. (Fees and Deposits must be in Separate money orders, cashier checks, no personal checks) This Good Faith Deposit will be applied toward your security deposit if your application is approved or will be refunded if your application is denied.**
- 2) **Co-signers need to pay a \$25.00 application fee and have a completed application. Co-signers must own a home or property. (The cosigners name must show on the property appraiser records in order to be considered as a cosigner)**
- 3) **Income Qualifications:** Gross Monthly Household income must exceed three times the monthly rental rate. Verification of previous 12 months of income must be obtained. An in-state Co-Signer may be used to meet the income qualification. **Co-Signers' must own a home. Tenants are individually and severally joined on our leases, therefore, a Co-Signer will be guaranteeing the full lease, not a single tenant.** (Each applicant must submit two (2) recent paycheck stubs or their last two (2) Bank statements (activity page only), or for government employees, the Leave and Earning Statement, a 1099 for Self-Employed applicants)
- 4) A photocopy of a valid U.S. or foreign driver's license, military ID, resident alien card, or a valid passport is required for each **ADULT** occupant

**ALL MOVE IN FEES MUST BE IN CASH, CASHIER'S CHECK OR MONEY ORDER (see above)**

**Bankruptcy:** All bankruptcies must be Discharged (verification required) & only one (1) bankruptcy is acceptable within a seven (7) years period.

**Proof of Identity:** A photocopy of a valid U.S. or foreign driver's license, military ID, resident alien card, or a valid passport is required for each **ADULT** occupant;

**Rental/Residential History Requirements:** Rental/Residential history must be verified for at least the previous 12 months. All information received must be satisfactory including payment history and compliance to community rules and regulations.

**A Credit Screening:** A credit screening through a national company will be conducted on each applicant. Depending on the results of such credit screening, in order to approve your application, it may be determined that a Co-Signer or an additional deposit will be required before your application can be approved.

**Occupancy Guidelines:**

	Maximum Occupants for Unrelated Adults Allowed per Apt.	Maximum Occupants for Families with Children Allowed per Apt.
<b>One Bedroom</b>	<b>2</b>	<b>3</b>
<b>Two Bedrooms</b>	<b>3</b>	<b>4</b>
<b>Three Bedrooms</b>	<b>4</b>	<b>6</b>

**Pet Policy:** Pets are allowed at some of our locations but each pet is approved on an individual basis. Our standard pet deposit is \$150 per pet with a non-refundable pet fee of \$150 per pet. In addition, there is a monthly \$25 per pet charge. A photo of your pet and proper lease addendum must be completed. **Aggressive breeds such as Pit Bulls, Rottweilers and Dobermans are prohibited. (Limit of 2 pets, 55lbs.)(Verification of breed may be required)**

**Please at least allow 72 hours to process your application. Upon approval of your application, the good faith deposit will be applied to your security deposit for the unit applied for. If your application is rejected this good faith deposit is refundable, please allow 14 working days for this refund to be processed (See application for more details) No unit will be held for more than 72 hours after the application has been accepted without a signed lease and all move in fees paid.**