

Renaissance Saint Andrews Apartments

Prospect Qualifying Criteria

GREYSTAR and this community comply with all federal, state and local regulations regarding fair housing for all applicants and residents.

OCCUPANCY STANDARD	Two persons maximum per bedroom. (Exception: A child under 6 months of age; unless otherwise dictated by state or federal law).
AVAILABILITY	An apartment becomes available to prelease when the current resident submits a written notice to vacate.
AGE REQUIREMENTS	Lease holders must be at least 18 years of age. All lease holders and occupants age 18 or older are required to submit an application for approval.
CREDIT	The last two years of credit history must reflect no more than 50% of accounts reported to be over 90 days past due or charge to collection. Bankruptcy history is acceptable if good credit is reflected for the most recent 12 months. Medical account, student loans are exempt from the above evaluation. Automatic disqualification for legal items or collections/debt to landlords or utilities. Debts to utility companies (water, gas and electric) or landlords must be settled prior to acceptance. No credit is considered qualifying credit. International applicants may present a valid passport in lieu of credit report.
CHECK WRITING	Positive verification of check writing authorization or no checks will be accepted.
PREVIOUS RESIDENCES	Addresses indicated on the credit report(s) must match exactly residences listed on the rental application. No evictions. International applicants may present a valid passport in lieu of credit reporting in the U.S. First time renters will be accepted if income and credit requirements are met. Home ownership, with no derogatory references will satisfy the requirements. Foreclosures, within the last 24 months, will be acceptable if good rental history has been established.
CRIMINAL	No applicant (occupant or lease holder) may have been indicted, arraigned, convicted or had adjudication deferred when the crime is of a property, assault, terrorist, illegal drug manufacture, possession and/or sale, sexual or other nature representing a potential risk of damage to the property, its residents and/or owners.
INCOME	Total monthly gross income of all leaseholders must be three times the monthly rental amount. Allowances, third party support and other income require verification. Two consecutive paycheck stubs are required to verify income and employment. If a guarantor is required, monthly rental amount cannot equal more than 14% of the guarantor's monthly income.
EMPLOYMENT	Lease holder(s) must present evidence of stable work history for a minimum of one year at present or most previous position. If not employed, must present evidence of regular income. If self-employed, must present a Schedule "C" (tax form) from the previous year and bank statements from the previous two months. Persons who hold commission only or base plus commissions, tips and bonuses jobs are considered self-employed. A notarized letter of intent to hire from the employer should be provided if employment has not yet begun.
ADDITIONAL ADMIN FEE	If prospective lease holder(s) has less than 50% of credit accounts either 90 days past due or in collection, an additional non refundable administrative fee in the amount of up to one month's rent may be required.
GUARANTOR	If prospective lease holder(s) does/do not satisfy the income criteria, a guarantor will be required. If the prospective lease holder(s) is/are also full time students or senior citizens, only the guarantor will be required. Guarantor must prove to be a member of the applicant's immediate family.
APPLICATION FEE	A \$40.00 non-refundable fee per applicant collected at the time of application to offset the costs of researching and processing application.
APPLICATION DEPOSIT	The application deposit is identified in the application and will be held pending approval of the lease holder(s). Once approved and the lease has been signed and lease holder(s) has/have taken occupancy, the application deposit becomes an administrative fee. Deposits are refundable or retained in accordance with the application provisions.
PETS	Pets, if allowed, must be covered by an additional pet deposit. The deposit may be identified per pet if multiple pets are allowed (never more than two per apartment). A pet fee in the amount of \$300.00 will be required to cover the presence of the pet and/or the cost of de-fleaing and deodorizing the floor coverings at move out. Height, weight and breed type restrictions may apply.
APPLICATION FORM	A full and accurate application is required of all prospective residents, adult occupants and guarantors. Falsification or omission of information will disqualify the applicant.

This "Prospect Rental Criteria" is a guide to the rental requirements for our community.

I understand and accept these qualifying standards. Further, I understand that falsification of the Rental Application information will lead to denial of rental.

Applicant Date

Applicant Date

Agent for owner Date

GREYSTAR



Rental Application for Residents and Occupants

Each co-applicant and each occupant 18 years old and over must submit a separate application. Spouses may submit a single application.

Date when filled out: _____



ABOUT YOU Full name (exactly as on driver's license or govt. ID card) _____

Your street address (as shown on your driver's license or government ID card): _____

Driver's license # and state: _____
OR govt. photo ID card #: _____

Former last names (maiden and married): _____

Your Social Security #: _____

Birthdate: _____ Height: _____ Weight: _____

Sex: _____ Eye color: _____ Hair color: _____

Marital Status: single married divorced widowed separated

Are you a U.S. citizen? Yes No Do you or any occupant smoke? yes no

Will you or any occupant have an animal? yes no

Kind, weight, breed, age: _____

Current home address (where you now live): _____

City/State/Zip: _____

Home/cell phone: (____) _____ Current rent: \$ _____

Email address: _____

Name of apartment where you now live: _____

Current owner or manager's name: _____

Their phone: _____ Date moved in: _____

Why are you leaving your current residence? _____

Your previous home address: _____

City/State/Zip: _____

Apartment name: _____

Name of above owner or manager: _____

Their phone: _____ Previous monthly rent: \$ _____

Date you moved in: _____ Date you moved out: _____

YOUR WORK Present employer: _____

Address: _____

City/State/Zip: _____

Work phone: (____) _____

Position: _____

Your gross annual income is over: \$ _____

Date you began this job: _____

Supervisor's name and phone: _____

Previous employer: _____

Address: _____

City/State/Zip: _____

Work phone: (____) _____

Position: _____

Gross annual income was over: \$ _____

Dates you began and ended this job: _____

Previous supervisor's name and phone: _____

YOUR CREDIT HISTORY Your bank's name, city, state: _____

List major credit cards: _____

Other non-work income you want considered. Please explain: _____

Past credit problems you want to explain. (Use separate page.)

WHY YOU APPLIED HERE Were you referred? Yes No.

If yes, by whom:

Name of locator or rental agency: _____

Name of individual locator or agent: _____

Name of friend or other person: _____

Did you find us on your own? Yes No If yes, fill in information below:

On the Internet Stopped by Newspaper (name): _____

Rental publication: _____

Other: _____

YOUR RENTAL/CRIMINAL HISTORY Check only if applicable. Have you, your spouse, or any occupant listed in this Application ever: been evicted or asked to move out? moved out of a dwelling before the end of the lease term without the owner's consent? declared bankruptcy? been sued for rent? been sued for property damage? been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that was resolved by conviction, probation, deferred adjudication, court ordered community supervision, or pretrial diversion? been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that has not been resolved by any method? Please indicate below the year, location and type of each felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision. You represent the answer is "no" to any item not checked above.

YOUR SPOUSE Full name: _____

Former last names (maiden and married): _____

Spouse's Social Security #: _____

Driver's license # and state: _____
OR govt. photo ID card #: _____

Birthdate: _____ Height: _____ Weight: _____

Sex: _____ Eye color: _____ Hair color: _____

Are you a U.S. citizen? Yes No

Present employer: _____

Address: _____

City/State/Zip: _____

Work phone: (____) _____

Position: _____

Date began job: _____ Gross annual income is over: \$ _____

Supervisor's name and phone: _____

OTHER OCCUPANTS Names of all persons under 18 and other adults who will occupy the unit without signing the lease. Continue on separate page if more than three.

Name: _____ Relationship: _____

Sex: _____ DL or govt. ID card # and state: _____

Birthdate: _____ Social Security #: _____

Name: _____ Relationship: _____

Sex: _____ DL or govt. ID card # and state: _____

Birthdate: _____ Social Security #: _____

Name: _____ Relationship: _____

Sex: _____ DL or govt. ID card # and state: _____

Birthdate: _____ Social Security #: _____

YOUR VEHICLES List all vehicles owned or operated by you, your spouse, or any occupants (including cars, trucks, motorcycles, trailers, etc.). Continue on separate page if more than three.

Make and color of vehicle: _____

Year: _____ License #: _____ State: _____

Make and color of vehicle: _____

Year: _____ License #: _____ State: _____

Make and color of vehicle: _____

Year: _____ License #: _____ State: _____

EMERGENCY Emergency contact person over 18, who will not be living with you:

Name: _____

Address: _____

City/State/Zip: _____

Work phone: (____) _____ Home phone: (____) _____

Relationship: _____

AUTHORIZATION I or we authorize (owner's name) _____

REDUS Kentucky, LLC

to obtain reports from any consumer or criminal record reporting agencies before, during, and after tenancy on matters relating to a lease by the above owner to me and to verify, by all available means, the information in this application, including criminal background information, income history and other information reported by employer(s) to any state employment security agency. Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Application.

Applicant's signature _____

Spouse's signature _____

Applicant must also sign on the next page of this Application.