

Weidner Property Management Qualifying Criteria

Weidner Property Management provides rental housing to qualified residents without regards to race, color, sex, religion, handicap, familial status or national origin. All housing provided within the guidelines established by federal, state, and local laws regulating the multifamily housing industry.

Occupancy Policy

1 Bedroom = 2 persons

2 Bedroom = 4 persons

3 Bedroom = 6 persons

Application Process and General Requirements

- Any person residing in the apartment that is 18 years of age or older must apply.
- Each person applying must pay the non-refundable application fee.
- Each applicant must provide proof of income.
- Photo Identification must be verified by an on-site associate.
- A complete rental application must be filled out and signed prior to moving in.

Income Requirements

Monthly gross income should equal 3 times the monthly rent. If more than one applicant is applying the income will be combined.

Verifiable income includes:

- 30 days of current pay stubs showing year to date wages.
- If employed less than 30 days, a signed offer letter on business letter head, with hire date, position, and salary.
- If self employed, most recent signed tax return.
- A written letter from a certified accountant on business letter head summarizing a annual income.
- Bank statements showing an available balance equal to the required monthly income requirements over the length of the lease term.
- Stock, Money market, or trust accounts verifying a liquefiable income. Applicants name must appear as account holder.
- Government issued proof of income for Military such as an LES.
- Social Security Verification.
- Retirement pension account.
- Disability from a government issued agency.
- VA Benefits from a government issued agency.
- Proof of financial education assistance.
- Court ordered child support allocation.
- Court ordered alimony or palimony allocation

Credit Requirements

- Favorable credit will be required
- A credit report is required for all applicants. This report is reviewed by weighing current accounts, delinquent accounts, collection accounts, bankruptcies, liens, judgments, public records, and any other outstanding balances.
- Any bankruptcy must be closed and discharged for a minimum of six months and proof of discharge is required.

Other Policies

- Non citizen needs to provide a current and legitimate Work Visa and then be reviewed based on criteria above.
- Cosigners/Guarantors will be allowed and will only be considered if recommendation is accepted.

Criminal History & Denied Applicants

Any applicant will be denied for the following criminal record:

- Any Felony conviction
- Any terrorism-related conviction
- Any drug-related conviction
- Any prostitution-related conviction
- Any sex-related conviction
- Any cruelty to animals-related conviction
- Any misdemeanor conviction involving a crime against persons or property
- Applicants with open/pending cases will be suspended until the final outcome of the case.
- Active status on probation or parole resulting from any of the above
- Any applicant that has ever been evicted from a tenancy will be denied
- Any applicant that owes previous or current landlord money will be denied
- If an application is falsified.

Application Fee(s)

The application fee is \$35.00 per applicant.

Apartment Rental Application

Apartment Community: Parkmoor Village Leasing Agent: _____ Move-In Date: _____ Apt.#: _____
 Monthly Rent \$ _____ Additional Charges: \$ _____ Application(s) Fee Paid: \$ _____ Deposit Paid: \$ _____

Last name _____ First _____ Middle _____ Birth Date _____
 Driver's License No. & State: _____ Social Security No.: _____ List any other states you have lived in: _____

List all the names and date of birth of all occupants residing in the apartment:

Name: _____ D.O.B _____ Name: _____ D.O.B _____
 Name: _____ D.O.B _____ Name: _____ D.O.B _____
 Do you have a waterbed? _____ Phone Number _____ Call Phone _____ E-MAIL ADDRESS: _____

RESIDENCE HISTORY:

Present Address City State Zip How Long? _____ Phone # _____ Mo. Payment _____
 Present Landlord or Mortgage Co. Address Phone # _____ Own _____ or Rent _____
 Previous Address City State Zip How Long? _____ Phone # _____ Mo. Payment _____
 Previous Landlord or Mortgage Co. Address Phone # _____ Own _____ or Rent _____

EMPLOYMENT HISTORY:

Employed By _____ Position _____ Phone # _____ How Long? _____
 Address City State Zip Supervisor's Name Salary _____
 Previous Employer Position _____ Phone # _____ How Long? _____
 Address City State Zip Supervisor's Name Salary _____
 Previous Employer Position _____ Phone # _____ How Long? _____
 Address City State Zip Supervisor's Name Salary _____
 Additional Income: (Additional income such as child support, alimony, or social security. *Income must be verified to be considered*)
 Amount \$ _____ per _____ Source _____

CREDIT & CRIMINAL INFORMATION:

Have you ever been evicted from any tenancy? _____ (yes) _____ (no) Have you ever filed a petition in bankruptcy? _____ (yes) _____ (no)
 Have you ever been asked to vacate (ei. 20 days notice) _____ (yes) _____ (no)
 Have you ever been charged with or convicted of a criminal offense? _____ (yes) _____ (no) If yes, please describe the situation and/or disposition of the case: _____
 Do you currently have any outstanding legal cases pending a conviction or acquittal _____ (yes) _____ (no) If yes, please describe the situation and/or the disposition of the case: _____

VEHICLE & PET INFORMATION:

Make	Model	Year	Color	License Plate Number

Do you have any pets? _____ Type of Pet _____ Breed _____ Name _____ Sex _____ Age _____ Weight _____ Color _____
 Spayed/Neutered _____ Vaccinations Current _____ Licensed _____

EMERGENCY CONTACT:

Full Name	Relationship	Address	City	State	Zip	Phone #

I understand that I acquire no rights in an apartment until I sign this agreement and submit a deposit in the said amount stated above. Upon approval of tenancy and the signing of an apartment rental agreement, this deposit will be considered against any move in charges. In consideration for landlord holding said apartment stated above, I hereby waive all rights to the return of said deposit as liquidated damages in the event I do not choose to enter into the agreement applied for herein and upon approval of my application. Should the application results require an additional deposit, I hereby understand that I have 24 hours not to accept those conditions for the deposit to be refundable. After 24 hours the deposit becomes nonrefundable. In the event said application for tenancy is not accepted, the deposit shall be returned to applicant.

Pursuant to State and Federal Fair Credit Reporting Acts, this is to inform you that an investigation involving the statements made on your rental application at the above mentioned apartment complex, as well as inquiries regarding your character, general reputation, personal characteristics and mode of living may be initiated. I certify that, to the best of my knowledge, all statements are true and complete. I authorize Weidner Property Management LLC to obtain all credit reports, public records, and all other verifications necessary to verify all information put forth in the above application and to furnish all information to the landlord named above. False, fraudulent, or misleading information may be grounds for denial of tenancy or subsequent eviction.

Signed _____ Applicant _____ Date _____ Signed _____ Agent for Owner _____ Date _____

