



The Rental Management Company

14613 So. Padre Island Drive
Corpus Christi, TX 78418
(361) 949-9050
FAX: (361) 949-9070
www.rentalmgmt.com

RESIDENT QUALIFYING CRITERIA

We are delighted that you are interested in leasing a dwelling from our company. In order to help you in making your decision, we have listed below the criteria for qualifying as a Resident with us.

1. A separate rental Application must be fully completed, dated, and signed by each Applicant and all co-Applicants. Spouses can complete one rental Application. Every person 18 years of age or older who will be occupying the dwelling must complete a rental Application.
2. The rental Application will be reviewed when submitted to ensure we have all information needed to determine your eligibility.
3. Each Applicant must provide a government photo identification and allow it to be photocopied.
4. Applicants who are first-time renters, or who do not have sufficient income under paragraph 6 below, may qualify by having the lease guaranteed by a Guarantor. The Guarantor must have a gross monthly income of at least 3 times the monthly rent and must meet all other qualifying criteria. The Guarantor must complete and sign a Lease Guaranty Agreement. The Lease may be guaranteed only by a relative or employer.
5. If Applicant's family will be occupying the dwelling, the family size must be appropriate for the available property, i.e., no more than two adults per bedroom, in most circumstances.
6. Employment and monthly income must be verifiable. Total monthly income of each Applicant must be 3 times monthly rent. (Otherwise, a Guarantor is necessary.)
7. Applicant(s) may be denied occupancy for the following reasons:
 - Falsification of Application by any Applicant
 - Incomplete Application by any Applicant
 - Insufficient income
 - Criminal conviction by an Applicant or by other occupants (including children) who plan to live in the unit.
 - Poor credit history of any Applicant (credit reports are obtained; previous bankruptcy requires an additional Security Deposit equal to one month's rent)
 - Poor rental profile of any Applicant (rental history reports are obtained). Rental history of:
 - Non-payment or frequent late payment of rent
 - Eviction
 - Drug use
 - Poor housekeeping
 - Poor supervision of Applicant's children
 - Unruly or destructive behavior by Applicant, Applicant's children or Applicant's guests
 - Violence to persons or property by Applicant, Applicant's children or Applicant's guests
 - Non-payment of Application fee and Application Deposit at the time of submittal.
8. The Application Fee is due at the time the Application is delivered and is **nonrefundable**.
9. Application/Security Deposit. **In order to secure a dwelling, an Applicant must submit a qualified Application and an Application Deposit.** If Applicant is approved, the Application Deposit will be credited towards the Security Deposit. If an approved Applicant withdrawals or decides not to rent the dwelling, the Application Deposit is non-refundable. If Applicant is not approved, the Application Deposit will be refunded within 10 business days.

We do not discriminate on the basis of race, color, religion, sex, national origin, disability or family status.

I HAVE READ AND UNDERSTAND THE ABOVE RENTAL CRITERIA.

Applicant Date

Applicant Date

Applicant Date

Applicant Date

Owner's Representative Date