

Rental Qualification Guidelines

JRK Residential will not discriminate against any person based on race, creed, color, sex, religion, marital and/or family status, national origin, or mental and/or physical abilities. All housing is on a first come first served basis. Units can not be placed on hold without submitting a signed application, paying the application fee and a deposit.

Age Requirements – one must be a minimum of 18 years old in order to legally enter into any contract

Income Requirements – The monthly income of all applicants must be at least 3 times the amount of the rent. You must provide records showing proof of any income (all information will be verified) including child support, SSI/Social Security, retirement, etc. that you wish to be considered

Employment Requirements – Applicants must be employed and have been on the job for at least 6 months (or have a co-signer) If self-employed or retired, applicant must submit page 1 of the most recent tax return. Foreign Nationals may submit an I-20 or IAPG66.

Credit Requirements - Your application will not be approved if your credit report reflects any amount owed to a property management company, apartment community, individual property owner or utility company within the last 7 (seven) years. Applicant's most current report must reflect at least 50% of accounts shown as favorable activity over the last 24 months

Rental History – You must provide verifiable residential history, current address and previous addresses for 5 (five) years. A minimum of one year of favorable residential history is required. Favorable history means that you fulfilled your prior lease agreement and that each landlord contacted would re-lease to you without special provision.

Criminal History – No criminal felony convictions involving any type of violence, firearms, illegal drugs, or crimes against property will be accepted.

Application fee – A **\$45.00 Non refundable application fee per applicant** will be charged. All fees and documentation must accompany the completed application before the application will be considered.

Signature _____