

LOCUST STREET TERRACE APARTMENTS

STATEMENT OF LEASING POLICIES AND SELECTION CRITERIA

This document must be signed in order to comply with the application process.
Incomplete applications will not be accepted.

Material to submit for complete application

1. **TAA application form (signed, front and back) – Each occupant must fill out a separate application regardless of marriage status.**
2. **THIS form: Statement of Leasing Policies and Selection Criteria must be signed by all occupants.**
3. **Most recent 3 pay-stubs OR most recent 2 bank statements that show direct deposits or personal financial worth to meet qualifications.**
4. **Provide government identification and allow them to be photocopied.**
5. **Application Fee: \$50 per applicant (check or cash only)**

Meridian of Denton, LLC does not discriminate against any person based on race, color, religion, sex, national origin, sexual orientation, gender identity, handicap status, familial status, or any other state or locally protected classifications.

To be considered for approval, all adults must fully complete a rental application. Any omissions, errors, or falsifications may result in denial of an application or terminate the right to occupy the apartment. All applicants must be eighteen (18) years of age or older. All applications are subject to approval through an outside Application Processing Agency. All information obtained is kept confidential and a copy of our privacy policy is available to you upon request. Approval with additional deposit and denial are based on a review of the following criteria:

INCOME

Household income must be at least three (3) times the monthly market rent. If income is not verifiable, we may accept proof of personal financial worth of at least 12 times the amount of the monthly rent. Supporting documents such as pay stubs and bank statements are required. **Applicants may not use a guarantor in order to meet income qualifications.**

EMPLOYMENT

Applicant must provide proof of income. Each applicant must provide written proof of income such as check stubs [two (2) most recent required], offer letter, most recent year's tax record or three most recent bank account statements at time of application submission.

RESIDENT HISTORY

Any applicant with an eviction or an applicant that owes monies to another property(s) or property management company(s) will be automatically denied. Former landlords will be contacted for references and a history of late payments, NSF checks, causing disturbance or apartment damage will disqualify any applicant.

CREDIT HISTORY

Credit History will be verified by a third party verification service. A complete credit history from a credit bureau is required. Applicants may not have poor credit history within the past 24 months. This includes accounts that are foreclosures, judgments, liens, profit and loss accounts, and collections. Management may require additional security deposit, and/or payments of future rent. These amounts are to be paid in full before lease commencement.

Applicants without credit history must provide proof of employment [minimum of six (6) months]. Applicants who are residents of foreign countries and do not have a social security number, must provide proof of foreign citizenship, written verification of employment, and proof of income [two (2) most recent paycheck stubs].

CRIMINAL HISTORY

Criminal history will be checked. This includes any applicant with a violent crime(s) felony conviction, deferred adjudication of a felony violent crime(s), or who has been charged with a violent crime(s) felony. This also includes any terrorism related convictions or charges.

Applicants with a record of a non-violent felony or felonies that have occurred within the past ten (10) years will not be accepted. Misdemeanors against persons or property, including prostitution and/or drugs, which have occurred within the past five (5) years, will not be accepted. Any person convicted for crimes of a sexual nature, designated as a sexual predator/offender, or under consideration by any court for being declared a sexual predator/offender will not be accepted.

Our credit and criminal history decisions are based on the information provided by the third party verification service at the time of application. We are not responsible for inaccurate information

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obtained.

OCCUPANCY LIMITS

Occupancy limits will not exceed two (2) persons per apartment bedroom. Efficiency and studio apartments are considered one (1) bedroom's for occupancy purposes. Apartments with dens can accommodate one (1) additional person. People over the age of twenty-four (24) months old will be included in the occupancy number for the apartment.

<u>Apartment Size</u>	<u>Maximum Occupants</u>
Efficiency	2
1 Bedroom	2
2 Bedroom	2 adults, 2 dependents (under 18)

ANIMAL QUALIFYING CRITERIA and NON-REFUNDABLE FEE

- 1.) We will accept dogs and cats; however, Meridian will not accept dogs that exhibit any type of aggressive behavior or the following breeds: ROTTWEILER, MASTIFF, GREAT DANE, DOBERMAN PINSCHER, and AMERICAN PIT BULL TERRIER. **The ultimate decision for pets is at the discretion of the property owner. No exotic pets, only cats and dogs. Dogs must exceed 3 years of age.**
- 2.) Tenant must provide current vaccination record, evidence of being spayed or neutered and keep identification tags on the pet.
- 3.) Pet Fee, Non-Refundable:
 - Cats \$200, add \$100 for second cat.
 - Dogs \$350.00 - \$500.00 dependent on breed, weight, and age.
 - The entire pet fee is due at time of move-in.
- 4.) No more than 2 pets are allowed per apartment. Only one dog per unit.
- 5.) Unauthorized pets will result in a \$200.00 fee and an additional \$10.00/day until either the pet deposit is paid (if the pet meets the above criteria) or the pet has been removed from the apartment.

PRE-LEASING REQUIREMENTS: LOCUST ST. TERRACE

- Upon approval of resident application form, the pre-lease contract can be submitted.
- The total security deposit (or pre-leasing payment) is required at time of lease signing to hold the unit.
- In the event the applicant decides to terminate the lease contract, prior to move-in, the pre-leasing payment **will not** be refunded.
- At time of move-in payment of full month's rent is due regardless of move-in date. Prorate will be calculated for second month rent payment.
- The non-refundable pet fee is due at move-in.
- The monthly rental rate is quoted for a twelve (12) month term lease. Nine (9) month leases are available at a higher premium per month.

Signing this acknowledgement indicates that you have had the opportunity to review this Statement of Leasing Policies and Selection Criteria. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded. Please sign and submit this form with the rental application.

I HAVE READ AND UNDERSTAND THE ABOVE SELECTION CRITERIA.

Tenant: _____
Print Name
Signature
Date

Tenant: _____
Print Name
Signature
Date

Meridian
 Properties LLC: _____
Print Name
Signature
Date