

CASCADE MANAGEMENT LUXURY RENTALS RENTAL CRITERIA

ALL APPLICANTS WILL BE APPROVED BASED ON THE FOLLOWING CRITERIA

A RENTAL APPLICATION MUST BE PROCESSED ON ALL PROSPECTIVE RESIDENTS 18 YEARS OF AGE OR OLDER. A STATE OR FEDERALLY ISSUED PHOTO I.D. WILL BE REQUIRED OF EACH APPLICANT.

1. INCOME:

Gross income per apartment must be three times the amount of rent or show that you have successfully paid a higher proportion of their income for rent for at least two years or show reliable, demonstrable evidence of actual ability to pay the rental amount.

2. EMPLOYMENT:

A prospect must have verifiable current employment and six months of employment history or a verifiable source of income. School will be accepted as an alternative to employment history provided it is verifiable. Applicants who are self-employed are required to submit two (2) years tax returns to verify the amount of income.

3. CREDIT:

All applicants should provide a valid social security number. Applicants who are not permitted to have a social security number will have to supply satisfactory alternative identification. For example: a valid foreign passport or I-10 form. A credit report will be processed on each applicant. Applicants who have significantly negative credit do not meet credit requirements. Medically related credit issues may be considered.

4. RESIDENCY/RENTAL HISTORY:

Two years verifiable residency on current/previous address with at least twelve months rental or home ownership history.

5. CRIMINAL BACKGROUND:

Background checks will be processed for all applicants. Applicants within two years of release from incarceration parole, probation, or paid fine, have been convicted of disturbance of neighbors, violence to persons or destruction of property, drug related crime or manufacture or distribution of a controlled substance do not meet background requirements.

6. AN APPLICANT WILL AUTOMATICALLY BE DENIED FOR THE FOLLOWING

REASONS:

- a) Having been evicted or currently in the process of being evicted by a landlord for cause.
- b) Bankruptcy has been filed within the last three (3) years, or is currently under consideration, and no final order of discharge has been entered.
- c) Falsification of information on the rental application.
- d) Having been convicted of manufacturing or distributing a controlled substance.

NOTE: If applicant or any other intended occupant has any type of criminal background, the applicant and all other intended occupants may be denied. The decision will depend on the nature of the crime.

7. AGE:

All applicants must be at least 18 years of age.

8. OCCUPANCY:

Two (2) persons per bedroom and not more than two unrelated adults in a two-bedroom and no more than three (3) unrelated adults in a three-bedroom apartment.

9. SECURITY DEPOSIT:

The security deposit shall be equal to ½ month's rent or if pet(s) are present 1 month's rent.

10. PARKING:

Parking may be assigned and part of the lease document. Inoperable vehicles, large trucks, construction vehicles, boats, trailers, and other recreational vehicles are not permitted on the property WITHOUT APPROVAL FROM MANAGEMENT. All registrations must be current.

11. RENT:

All rent, deposits and fees must be paid via PayLease.com. If the bank returns the security deposit, application will automatically be denied.

- If a prospective resident fails to meet all, but meets at least two of the criteria listed in items 1 through 5, the following options are available. (Note: all applicants must meet items 6-11) a) A cosigner may be used. The cosigner must complete an application, and meet all of the criteria (Note: income must be five times the amount of rent) and must sign all required paperwork and have it notarized before the resident moves in.

Copies of the rental agreement and all written rules are available for review by the applicant before application is submitted. We reserve the right to modify the criteria subject to current market favors.

I (WE) HAVE READ THE ABOVE AND UNDERSTAND THE CRITERIA FROM WHICH MY (OUR) APPLICATION WILL BE APPROVED.

Applicant's Signature_____ Date_____

Applicant's Signature_____ Date_____

CASCADE MANAGEMENT
DOES BUSINESS IN ACCORDANCE WITH THE FEDERAL FAIR HOUSING LAW
(FAIR HOUSING AMENDMENT ACT 1988)