

La Hacienda Management, Inc.

Resident Qualifying Criteria

We are delighted that you are interested in living at our community. In order to help you make your decision we have listed below the criteria for qualifying as one of our residents.

- A separate rental application must be completed, dated and signed by each applicant, any co-applicant, and any occupant over the age of 18. Spouses may complete one application.
- All applicant and occupants must be 18 years of age or legally considered an adult by law if not living with a legal guardian or parent. All adults are required to be made a party to the lease.
- Persons requiring special accommodations should contact the management office.
- A non-refundable \$30.00 application fee per applicant, a non-refundable \$0.00 Annual Risk Mitigation Fee, and a \$1500.00 security deposit are required at the time that application is submitted.
- You may choose to apply for FlexDeposit in lieu of placing a security deposit. See manager for information.
- Each applicant must provide proof of identity.
- On a case-by-case basis, we will consider enforcing compliance with the bedroom occupancy qualifications.
- In order for an applicant to be accepted, applicant must have 6 month of satisfactory, verifiable income and 6 months verifiable rental history.
- The total monthly income of all applicants must be two and one half (2.5) times the rental amount.
- Applicants, who earn their income on cash basis, are self employed, retired or receive disability benefits must provide tax returns. Verifiable letter from employer on employer letterhead will be accepted.
- Applicants that fail to meet the requirements under income qualifications and/or rental history may be offered an alternative option. See manager for information.
- The following reports will be obtained from our reporting agency: credit report, criminal report, checks writing history and eviction records.

APPLICATION MAY BE DENIED FOR ANY OF THE FOLLOWING REASONS:

- On case-by-case basis, criminal conviction, felony, and/or misdemeanor, for violence or harm against a person(s), or property, prostitution, theft, or for the manufacture, possession, or delivery of a controlled substance may be cause denial of application. Any criminal convictions involving sex crimes with children or drug related crimes involving Methamphetamines are cause for denial of application.
- Unsatisfactory Rental History of any application includes:
 1. Non-payment of rent or frequent late rent.
 2. Failing to fulfill lease agreement and/or lease violations.
 3. Unpaid balance, rents, collection or judgment charges on credit report.
 4. Eviction and/or skip.
 5. Unruly or destructive behavior.
 6. Violence to persons or property.

IT IS THE POLICY OF LA HACIENDA MANAGEMENT'S TEAM TO TREAT ALL CURRENT AND PROSPECTIVE RESIDENTS IN A FAIR AND PROFESSIONAL MANNER WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, DISABILITY, FAMILIAL STATUS, MARITAL STATUS, CREED, NATIONAL ORIGIN OR AGE (provide the applicant has the capacity to enter into binding contract). LA HACIENDA MANAGEMENT INC., OFFERS EQUAL OPPORTUNITY HOUSING.

I ACKNOWLEDGE THAT I MEET ALL OF THE ABOVE CRITERIA. I UNDERSTAND THAT BY SIGNING I AGREE TO ALL OF THE ABOVE TERMS AND IF MY APPLICATION IS DENIED MY SECURITY DEPOSIT WILL BE REFUNDED. IF MY APPLICATION IS APPROVED AND I CANCEL AFTER 24 HOURS (from application date), SECURITY DEPOSIT WILL BE NON-REFUNDABLE.

Applicant Signature

Print Name

Date

Co-Applicant Signature

Print Name

Date

Co-Applicant Signature

Print Name

Date

Landlord Signature

Print Name

Date

