

Georgetown Rental Properties

Resident Qualifying Criteria

Must read and sign prior to filling out an application

We do not discriminate on the basis of race, color, religion, sex, national origin, disability, sexual orientation, gender identity, status as a student, or familial status.

Rental Application

Each applicant 18 years or older must submit an application. Each applicant will pay a nonrefundable fee of \$65. Plus a Nonrefundable \$75 Admin fee. Also, a copy of a valid government issued photo identification must accompany each application when submitted.

Denial of Application

An Application will be automatically denied for 1 or more of the following reasons:

- Insufficient verifiable income.
- Incomplete application by any applicant or falsification of information by any applicant.
- Poor Credit Rating (under 650)
- Criminal conviction history of violent, sexual, burglary, deferred adjudication of a felony – for any applicant.
- Poor rental history which could consist of but not limited to: Late rent, NSF, Eviction or Judgment against any applicant, lease violations, drug use or possession, property damage or a statement from any landlord that would not lease to the applicant again.

Income Requirements

Total gross monthly income must be 3 to 3.5 times the monthly rental amount you are applying for. Monthly income and employment must be verifiable by providing your last minimum 2 months recent pay stubs, and the last minimum 6 most recent bank statements. In the case of multiple residents each applicant must qualify, incomes cannot be combined unless occupants are married. **Payment Vouchers are not accepted.** Renter's Insurance is required. Proof of Renter's Insurance Paid in full for entire lease period per agreement, required prior to move-in.

Rental/Mortgage History

All Applicants must have a minimum of 1 year current **positive** rental history or verifiable mortgage. If applicant is a first time renter then we may require additional deposit.

Co-Signor or Guarantor

Full time Students that do not meet the income requirements may possibly qualify by having a lease guaranteed by a guarantor, who must be a relative of the student. The Guarantor must have gross income of at least 6 times the rental amount they are applying for and meet all the qualifying criteria herein. Additional deposits may apply. The guarantor must sign the lease and be fully responsible for the entire rent and lease terms including damages for the entire term of the Lease Agreement.

Occupancy Restrictions

The number of occupants may not exceed more than 2 people per bedroom size of 120 square feet or more. Under 120 square feet bedroom would allow for one person. With the exception of a child under 24 months of age.

Pets Considered at Landlord's Discretion – Rental Insurance Required – Pet Insurance Required (where applicable)

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY'S RENTAL SELECTION CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY'S RENTAL SELECTION CRITERIA OR FAIL TO ANSWER ANY QUESTION OR GIVE FALSE INFORMATION, THE PROPERTY MAY REJECT THE APPLICATION, AND RETAIN ALL APPLICATION FEES, ADMINISTRATIVE FEES, AND DEPOSITS AS LIQUIDATED DAMAGES.

APPLICANT SIGNATURE

DATE

APPLICANT SIGNATURE

DATE