

## LA SERENA @ TOSCANA RENTAL CRITERIA

THIS COMMUNITY WILL NOT DISCRIMINATE AGAINST ANY PERSON BASED ON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS, OR HANDICAP.

### OCCUPANCY GUIDELINES

Applicants must be at least 18 years of age.

One bedroom Apartments -Up to 3 occupants    Two bedroom Apartments- Up to 4 occupants

### IDENTIFICATION

All visitors must present a valid driver's license or other photo identification in order to view this community. A copy of a state or government issued ID will be placed in the file upon move-in.

### APPLICATION OF RESIDENCY

A **\$45.00** non-refundable Application fee plus tax is required for each applicant that is 18 years and older.

### RENTAL HISTORY

**6 months** of continuous, positive verifiable rental history. The rental history must be from an independent 3<sup>rd</sup> party source where the prospective applicant was a lease signer and responsible party to the terms of the lease.

Applicant must not have any local evictions within the last two years as determined by researching Applicant(s) names in the following local jurisdictions:

- o <http://apps.supremecourt.az.gov/publicaccess/>
- o If the Prospective Resident is listed on either of these websites as being a subject to eviction legal proceedings, then the Prospective Resident will be subject to a prior landlord verification from the apartment community listed on this website. If prior landlord verification is not returned or is not positive, the prospective resident will be denied.
- o Per the credit report, an application will be denied if it can be determined that any Prospective Resident owes a prior landlord any monies.
- o Any Prospective Resident that wants to move-in within 7 days from visiting the community as a Prospective Resident will not be accepted until positive prior landlord verification for **6 months** of continuous residency prior to the application date is received back from the Prospective Resident's last landlord.

### CREDIT HISTORY

All Prospective Residents must be screened through our 3<sup>rd</sup> party Resident Credit Screening provider Screening Pros. If there are multiple prospective Residents for one unit, the Screening Pros decision will be based upon the combined scoring of all Prospective Residents. An unsatisfactory "score" may result in the requirement of a security deposit, an additional security deposit, or denial of the application.

- o Bankruptcies must be discharged for at least six (6) months.

### EMPLOYMENT/INCOME

**6 months** of continuous, verifiable, employment. Applicants must have a combined gross income source that can be verified and is at least **3** times the monthly rent. Acceptable income verification is required which include applicant(s) four most recent months of pay stubs, employment verification or most recent W-2. Self-employed applicants may be required to supply their most recent tax year return.

- o Co-Signors are acceptable to assist Prospective Residents with qualifying on the income requirement if the Prospective Resident does not meet the above income requirement. However, the Co-Signor must earn on a monthly basis at least **3 1/2** times the monthly rent with utility charges.
- o The income requirement can be waived if the applicant(s) prepays three (3) full months of rent in advance at the time of lease signing.

### CRIMINAL HISTORY

Criminal backgrounds may be conducted on all leaseholders and occupants 18 years and older. This property may provide law enforcement officials details of your application to help determine if the applicant meets the criminal history standards for this property.

### PETS

Pet **are** accepted at this community. No more than **2** pets per apartment are permitted. Acceptable pets include dogs or cats over 1 year old. The weight of the pet may not exceed **40 lbs** at maturity. Must provide a picture of the animal(s), current license if required in your jurisdiction and proof of inoculation for rabies at the time of lease signing.

**Pet Deposit \$200.00** (one-time refundable Pet Deposit per pet) **Pet Fee \$200.00** (one-time non-refundable Pet Fee per pet) **Pet Rent \$30.00** (monthly first pet) **\$20.00** (monthly second pet)

### SECTION 8

This property does not accept any Section 8 Residents or Vouchers.

### AUTOMATIC DENIAL OF APPLICATION

Must Answer "No" to all Personal Information questions on the Rental Application

- o Any Applicant that is determined to not have answered the Personal Information questions or any other items on the Rental Application truthfully will be denied or evicted for falsifying their Rental Application.
- o Must not be currently required to register as a registered sex offender.
- o Any applicant(s) and/or occupant(s) that is determined to have been convicted of a felony within ten (10) years of the application date or any drug related charge will be automatically denied.
- o Applicants with an open Bankruptcy or a Bankruptcy that has been discharged less than six (6) months will be denied.

I UNDERSTAND AND ACCEPT THESE QUALIFYING STANDARDS, AND HAVE TRUTHFULLY ANSWERED ALL QUESTIONS. FURTHER, I UNDERSTAND THAT FALSIFICATION OF RENTAL APPLICATION INFORMATION WILL LEAD TO DENIAL OF RENTAL OR EVICTION IF YOUR APPLICATION WAS ACCEPTED BASED UPON FALSE INFORMATION.

\_\_\_\_\_  
(Applicant)

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Applicant)

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Agent for Owner)

\_\_\_\_\_  
Date