

### MINIMUM CRITERIA FOR RESIDENCY

The following criteria represents the MINIMUM standards that any potential candidate for residency must meet in order to be accepted for residency at any property for which Bruner Realty & Mgmt., Inc. is the Leasing Agent. A complete application is required. Management reserves the right to reject any application that is incomplete, falsified or does not meet the following criteria:

1. Income Requirements: Total rent payments should not exceed forty percent (40%) of VERIFIABLE gross monthly income (i.e. Rent=\$580.00/month, gross monthly income must be a minimum of \$1,450.00). Your application will not be denied based solely on your income if you can provide evidence that you have paid a similar amount in the past year of your current ability to pay. Applicants must have verifiable employment status or submit documentation providing information on alternate sources of income, such as investment income, pensions, child support, etc. Employment with a relative may require further inquiry. Applicants who do not meet this criteria can obtain a co-signer, if all other criteria are satisfied.
2. Rental History: Applicants must have satisfactory (i.e. timely payments, no disturbances or damages, abiding by lease rules, proper notice, etc.) current or previous landlord history of at least one (1) year. (Home mortgage payment is acceptable in absence of rental housing history). A relative or friend may NOT be used as a reference. If the applicant has no previous rental history, applicant must have a co-signer unless applicant was a homeowner or resided outside the United States. If applicant resided outside the United States, a passport must be provided. NO PERSON WILL BE ACCEPTED THAT WITHIN THE PAST 3 YEARS HAS HAD A COURT ORDERED EVICTION.
3. Credit History: Credit report shall reflect a habit of prompt payment of debts and no unsatisfied judgments. Absence of a credit history or in the case of a poor credit history a co-signer will be required. APPLICANTS HAVING DELINQUENT BALANCES WITH ANY PRIOR LANDLORD WILL BE AUTOMATICALLY DISQUALIFIED.
4. Public Records Search: We will review any convictions that may be considered a threat to real property or other resident's enjoyment of the property. This could include but is not limited to, eviction from housing, disorderly conduct, destruction of property, drug related offender and violence to persons.
5. False information is grounds for denial. You will be denied rental if you misrepresent any information on the application. If misrepresentations are discovered after a rental agreement has been signed, your rental agreement will be terminated.
6. Co-Signers: Co-signers must meet or exceed the same requirements as if they were applying for the apartment themselves. Co-signers must give verifiable income sufficient to cover applicant's apartment rental in addition to their own housing cost. Co-signers will preferably reside in the state where applicant is seeking residence.
7. Occupancy: One person per efficiency, two persons per one bedroom apartment, four persons per two bedroom apartment, six persons per three bedroom apartment\*. In each case, at least one person must be eighteen years of age. \*There may be a limitation on the number of adult occupants due to parking limitations.