



**Jasmine Place
SELECTION CRITERIA**

The selection criteria listed below explains Jasmine Place's policy regarding standards that must be met in order to reside in our community. Jasmine Place adheres to all Federal, state and local fair housing laws that forbid discrimination against any person because of race, color, religion, sex, handicap, familiar status or national origin. If you have any questions regarding our selection criteria, please do not hesitate to ask the Property Manager.

The following requirements must be met in order to reside at Jasmine Place:

INCOME:

- A. Applicants must have gross income of three (3) times the rental rate. Income for roommates may be combined to meet the income standard
- B. We participate in the Housing Choice Voucher Program. Housing choice Voucher holders must meet a minimum income of three (3) times the tenant paid rental rate. The housing voucher must be presented with the rental application.

PRESENT AND PAST CREDIT REPORT – Application may be denied for any one (1) of the following:

- A. Judgments not remedied
- B. Credit obligations which are three (3) or more months delinquent.
- C. Personal bankruptcy within the past three (3) years.
- D. Foreclosure of real estate.
- E. Repossession of material or personal property.
- F. Non remedied suits or pending suits
- G. Beacon/ Fico score of less than 560

EMPLOYMENT:

- A. Each applicant (Head of Household) must have at least six (6) months of stable employment and / or verifiable income. Employment income is verified directly with the employer.
- B. Self Employed applicants must completed an affidavit and provide one of the following in order to determine gross anticipated income for the upcoming twelve months:
 - 1. Previous year tax return.
 - 2. A statement from and Accountant/Bookkeeper projecting business income.

OCCUPANCY STANDARDS:

- Two bedroom apartment - four (4) individuals
- Three bedroom apartment – six (6) individuals

CRIMINAL HISTORY – Application may be denied for any one (1) of the following:

- A. Any felony conviction will be denied
- B. Any drug conviction or assault (felony or misdemeanor) will be grounds for disqualification

RENTAL HISTORY:

- A. Applicants who meet the income and credit qualifications may be disqualified based on a poor reference from a current or prior landlord. A poor reference would consist of a applicant being evicted or asked to leave for non-payment of rent ,court filings for non- payment of rent ,lease violations balances due landlord at the time of move out.
- B. Applicants may not have more than three (3) late payments in a twelve (12) month period and no more than one (1) non-sufficient funds check.
- C. Applicants cannot have any judgments from another landlord.
- D. An Applicant with no rental history may be required to pay a higher security deposit, as long the applicant meets all other qualifying criteria.

DRUG – HOUSING POLICY:

- A. All applicants eighteen (18) or older must consent to and comply with the drug free housing policy. Resident is responsible for all actions of the household members and their guest. Activity that includes (but not limited to) the possession, sale, and use of illegal substance or weapons is an automatic violation and grounds for immediate termination of the lease by management.

APPLICATION FEE/SECURITY DEPOSIT:

- A. A Non Refundable application fee of \$35.00 dollars per adult applicant or per married couple is required at the time the application is submitted. This fee is only accepted in the form of money order or certified funds

Security Deposit start at \$300.00 and will not exceed two (2) times the monthly rent. The security deposit is due at the time of the application to secure available unit for residency. In the event that applicant withdraws application, prior to the execution of the lease contract, applicant may be held responsible, for Landlord's actual damages. Landlord's damages will be deducted from the Security deposit and the remaining funds (if any) will be return in 45 days from the date of cancellation.

PETS:

We allow one (1) pet per apartment home. A\$300.00 Non-refundable fee is required. Residents agree to provide Management with a current shot record and a photo of pet prior to move in; Aggressive breeds will not be permitted on the property

Applicant's Signature

Date

Applicant's Signature

Date

Management / Agent for Owner Signature

Date