



GROUNDINGS FOR DENIAL:

Applicants will be denied if they do not meet any of the community owner's screening criteria. Applicants may be denied for any, or a combination of any, of the following reasons:

1. Misdemeanor or felony criminal background including, but not limited to, crimes against persons or property, theft/burglary, prostitution, history of violence, illegal controlled substances, harboring a fugitive, and/or alcohol abuse.
2. Unable to provide documentation from U.S. Immigration to verify legal entry in the United States and legal residency in the United States for the length of the lease term;
3. History of allowing unauthorized occupant(s) to reside in your apartment home as evidenced by previous landlord's verification(s);
4. Lack of six (6) months of verifiable continual rental history;
5. Poor housekeeping as evidenced by previous landlord's verification(s);
6. History of drug or alcohol abuse as evidenced by previous landlord's or record of arrest and/or conviction, and no current rehabilitative service;
7. History of paying rent late or poor rental background as evidenced by previous landlord's verification(s) and/or credit report;
8. Check writing code must be acceptable;
9. Poor credit report;
10. Refusal to occupy proper unit size in accordance with property unit size standards;
11. History property damage to apartment/townhouse/house or common areas as evidenced by previous landlord's verification(s) and/or credit report;
12. History of lease violations as evidenced by previous landlord's verification(s);
13. History of violence and interference with management's duties and responsibilities as evidenced by previous landlord's verification(s), government or social agencies' verifications, police reports, and/or criminal background check;
14. Failure to move into the rent-ready unit on the agreed date; this will cause the application to be denied and the unit will be offered to the next qualified applicant on the waiting list;

Applicants will not be denied on the basis of race, color, religion, national origin, sex, handicap or familial status.

Applicant Signature

Date _____

Applicant Signature

Date _____

