

# Monterey Village

## Qualifications for Rental Application Approval

### INCOME

- The gross monthly income must be 2.0 times the monthly rent. Co-signers must have a gross monthly income of 5 times the rent. Roommates may qualify together. Management will ask to provide 2 most recent pay stubs. Any other sources of income, such as a social security, etc., will require a statement by the appropriate agency.

### WORK HISTORY

- Management will verify a minimum of 6 months steady job history. This does not have to be the same job.

### CREDIT and BACKGROUND CHECK

- Management will run a credit and background check on any person, 18 years of age or older.
- Applicants with a felony criminal background will not be accepted. Misdemeanors will be on a conditional status.
- Bankruptcies must be discharged.

### OCCUPANCY STANDARD

- A maximum of 2 people in a Studio; A maximum of 3 people in a 1 bedroom/1 bath
- A maximum of 5 people in a 2 bedroom/2 bath

### RENTAL HISTORY

- Verifiable minimum 6 months good rental history. No outstanding skips or evictions will be accepted. An additional deposit may apply for NO rental history.
- No rental related balances will be accepted.

### PET POLICY

- Pets are limited to 2 per apartment and may not exceed 20 pounds full grown. Pet owners are required to pay a refundable deposit of \$100 and a non-refundable pet fee of \$200.

### MISCELLANEOUS

- Each applicant must qualify separately in each category, with an exception to the income category.
- If an applicant does not qualify in each category, an additional deposit will be required or may result in a denial of the application.
- All occupants over the age of 18 must be lease holders.
- Valid Driver license or government issued ID required at time of application.

Monterey Village Apartments adheres to the Fair Housing Law (Title VIII of the Civil Rights Act of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Amendment of 1988) which stipulate that is illegal to discriminate against any person in housing practices because of race, color, religion, sex, national, origin, disability, or familial status.

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Prospective Resident/Date

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Management

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Prospective Resident/Date

04/07/2015 at 9:00 AM

