

QUALIFICATION GUIDELINES

Beaver Creek Apartment Homes



Welcome to Beaver Creek Apartment Homes. It is the policy and practice of Beaver Creek Management to provide equal housing opportunity to all applicants regardless of Race, Color, Sex, Religion, National Origin, Disability, Age, or Familial Status.

Availability Applications for apartment homes will be accepted on a first come first served basis and subject to the availability of apartment type requested. Rental rates, specials, deposits, fees and preferred employers are subject to change without notice.

Rental Applications **A Rental Application must be completed and maintained for each legal adult 18 years of age and older for each prospective resident who will be living in the apartment and/or contributing to the payment of rent.** Any false information will constitute grounds for rejection of application and the lease may be nullified. Once an applicant completes an application to rent, positive photo identification must be provided and a copy obtained.

Application Fees A non-refundable fee in the amount of \$20.00 per applicant shall be paid with each Rental Application submitted. Married couples shall pay a combined application fee of \$30.00. *Preferred Employer applicants will pay a reduced application fee of \$10.00 per applicant and \$15.00 for a combined married couple.*

Security Deposit **A refundable Security Deposit must be paid within twenty-four hours of approval of a Rental Application notification.** If the Rental Application is approved and the applicant fails to occupy the premises on the initial agreed upon date, except for delays caused by hold-over of previous resident or turnover delays, management will retain the entire deposit as liquidated damages. **Security deposit will also be forfeited after 72 hours of paid deposit if the prospective resident cancels application for any reason. The security deposit could vary depending on credit score and verifications.**

Occupancy Standards

One bedroom – maximum of 3 occupants.
Two bedroom – maximum of 4 occupants.
Three bedroom – maximum of 6 occupants.

Qualifying Standards

Residence Rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, no damages, evictions and no disturbance complaints is expected. For applicants who are homeowners,

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payment history will be verified by a consumer credit report or with the bank or lending institution.

Credit Report / Drug & Criminal Activity

Qualifying applicants must have a favorable credit history and no prior felony convictions including certain misdemeanor drug, theft or domestic violence charges. An unfavorable credit history is one that reflects current bad debts, unpaid utility bills, liens or judgments from another apartment community. If an applicant is rejected due to poor credit or criminal background history, the applicant will be given the name, address, and telephone number of the credit reporting agency that provided the credit report. An applicant rejected due to poor credit is encouraged to obtain a copy of the credit report from the credit reporting agency, correct any erroneous information that may be on the report, and resubmit an application to this community for re-evaluation.

Income

Qualifying applicants must have **verifiable monthly gross income of at least three (3) times the gross monthly leased rent.** Acceptable income verification may include two recent pay stubs or a letter from the employer. Self-employed applicants must provide a copy of the most recent tax return or certified verification from his/her accountant or bank.

Guarantor

If the applicant has unfavorable credit history, no prior rental history or is a full time student a guarantor may be accepted. A guarantor must complete a Rental Application, meet all income qualifying standards and be present to sign the Lease Guarantor Agreement. A guarantor will be fully responsible for the Lease Agreement financially if the occupying resident(s) default.

Criminal Activity

Have you or anyone in your household ever been convicted of a crime other than traffic violations?

NO _____

YES _____

If yes, list details and explanation:

Applicant: _____

Printed Name

Signed Name

Date: _____