

AGGIELAND PROPERTY MANAGEMENT
Qualification Standards

The following criteria must be met in order for a rental application to be approved.

Income/Employment: The applicant's gross monthly income must be a minimum of three (3) times the monthly rental amount. If more than one lease holder, the sum of all persons gross incomes will be taken into consideration. Any non-work or inconsistent income must be verified in writing. For any applicant stating self-employment, verification of one year's income must be provided. Applicants must show at least six (12) months stable employment history, with income meeting designated requirements. Those applicants claiming student status must provide proof of status and a guarantor is required.

Rental History: Applicants must have a minimum of twelve (12) months positive rental/mortgage history. Positive shall mean prompt payments, proper notice, sufficient funds, etc.

Credit Check: No negative credit history for previous 12 months. At least 50% of all account must be in good standing. There shall also be no money owed to apartments, property management companies or mortgage companies.

Criminal Criteria: Felony convictions or deferred adjudication records for violent crimes or crimes against another person will not be accepted. Non-violent felony convictions or deferred adjudication records in the past ten (10) years will not be accepted. Misdemeanors for any crime against another person, or any crime involving firearms, drugs, prostitution, arson, burglary in the past four (4) years will not be accepted. Non-violent misdemeanors not involving a crime against another person in the past four (4) years may be approved at the discretion of the property manager. These criteria apply to all occupants and lease holders.

_____ Signature of Applicant	_____ Date
_____ Signature of Applicant	_____ Date
_____ Signature of Applicant	_____ Date
_____ Signature of Applicant	_____ Date