

# **QUALITY PROPERTY MANAGEMENT**

## **Tenant Qualifications**

We are pleased that you are considering one of our Apartments as your home.

To become a Resident of Quality Property Management, you must qualify under the following guidelines.

1. The household income must be 2.5 times the rent. Verification of income is Required. This may include but is not limited to pay check stubs. If you are Self-employed please provide your last income tax return.
2. You must have at least 1 year of positive rental history. And the rental history Must be verifiable.
3. Credit history may not include derogatory credit with the exception of Medical bills and student loans. A copy of your credit report will be obtained through an outside agency.
4. Rental history, which resulted in an eviction, is cause for automatic denial.
5. Bankruptcy that occurred in the past 3 years will be considered a Disqualifying condition.
6. All information must be complete and accurate. Applications that are Incomplete or falsified will be denied.
7. Failure to supply requested information or documentation that apply to the Application approval process will be ground for denial.
8. Our occupancy rule is 2 per bedroom + 1. (Example: For a 2 bedroom unit no More than 5 occupants.)

An application must be completed for all applicants that are 18 years or older. Two pieces I.D. must be shown at the time of application. We require at least one photo I.D. (a driver's license, passport, employee I.D. or other government issued photo identification card) and a social security card.

The holding deposit is \$100 per household payable by money order or cashiers check. This is refundable if you are denied. We process all applications in the order in which they are received. We will accept the first qualified applicant. Applicants receive a FREE credit check if a holding deposit is given. Otherwise a non-refundable fee of \$30 must accompany each application.