
PARADISE MANAGEMENT

QUALIFYING CRITERIA

EQUAL AND FAIR HOUSING. We support The Fair Housing Act as amended, prohibiting discrimination in housing on race, creed, color, religion, sex, national origin, disability, familial status, sexual orientation or national origin.

AVAILABILITY. Applicants for apartment homes will be accepted on a first come, first serve basis and are subject to the availability of the apartment floor plan requested.

RENTAL APPLICATIONS. Rental applications must be completed by each applicant (applicant is defined as all residents to be identified in the lease as the person or persons responsible for paying the rent). Original Government Issued photo identification is required for all occupants and a copy will be made at move-in and kept in the resident's file. For non-U.S. citizens, we accept the following INS forms: Form I-551, Permanent Resident Card, Form I-688, Temporary Resident Card or I-688A, Employment Authorization Card or any INS replacement of these three. It is also required that INS Form I-94-Arrival/Departure Record be accompanied by a passport and visa from the applicant's home country. Any omissions or falsifications may result in rejection of an application or termination of a lease. All applicants must be at least a minimum of eighteen (18) years of age.

QUALIFYING CRITERIA. In approving an applicant for residency, the following criteria must be met:

RENTAL HISTORY. Two years of verifiable history on current and/or previous addresses. Applicant must provide a lease and rental receipts if rental is or was from a private owner. An applicant may not have any unresolved debts to a current or previous landlord/mortgagor. The latter will result in automatic rejection. The following will be cause for rejection as a result of information gathered from prior landlords: repeated disturbance of neighbor's peace; reports of unsavory or illegal activity (illegal drug use, gambling, etc.); damage beyond normal wear and tear; reports of violence or threats to neighbors or landlord; allowing persons not on lease to reside in apartment; failure to give proper notice before moving; failure to make timely and correct rental payments.

EMPLOYMENT. Each applicant must have verifiable current employment and one year of employment history or a verifiable source of income. Self-employed individuals must provide a financial statement with 3-4 consecutive months of the self-employed applicant's most recent personal bank statements from a CPA or previous year's tax return.

INCOME. Gross income per individual or married couple must be 3 times the amount of market rent. Income must be verified by employer and past month's paycheck stubs. We may require additional income verification including but not limited to: bank statements and court documents.

ROOMMATES. Each roommate will be responsible for the entire rental payment and each must execute the lease agreement. No partial payments will be accepted.

CREDIT HISTORY. A credit history check will be performed on all occupants age 18 and over. Applicants will be rejected for circumstances including, but not limited to: housing debt, unpaid eviction, bankruptcy (past 24 months), foreclosure (past 24 months). Information about you and your credit experiences, such as your bill-paying history, the number and type of accounts that you have, late payments, collection actions, outstanding debt, and the age of your accounts is collected from your credit report. Management uses a third party applicant screening service. This third party applicant screening service uses an automated credit scoring system to determine whether an application is accepted or denied, whether further verification is needed and if a full security deposit is required.

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CRIMINAL HISTORY. A criminal background check will be performed on all occupants age 18 and over. Paradise Management maintains a criminal policy as an objective means to determine qualification; to maintain Fair Housing compliance, we do not evaluate any protected class information including gender, ethnicity or race, age, sexual orientation, etc. The presence of a criminal record will not automatically disqualify an applicant. In general, our policy evaluates the nature of the record in context to the age of the criminal record and the risk that the criminal history poses to the health and safety of the residents living within our community and the risk to the property of our residents. Any applicant denied per this policy has a right to request an appeal within 15 days of the date of the denial. Any applicant who provides a false Social Security Number or who falsifies other personal data will be declined. Management makes every reasonable effort to attempt to verify each applicant's criminal background history with information provided by applicant. Management cannot guarantee all background checks will disclose all potential criminal history. Therefore, management may not be held liable for information not discovered during investigation.

OCCUPANCY. No more than two occupants per bedroom in each floor plan. The following are the requirements:

One Bedroom -- Two (2) Occupants

Two Bedrooms -- Four Familial status (*) occupants or two roommates

(*) Familial status is defined as a person who has the responsibility for a legal dependent, such as a person under the age of 18, any person who is pregnant, or any person who is in the process of obtaining legal custody of a person under the age of 18 years. With respect to familial status, a person under the age of 5 years old shall not be counted as an occupant.

APPLICATION FEE. A non-refundable \$60.00 for the application fee will be submitted by each applicant over the age of 18.

HOLDING FEE. A Holding Fee of \$250.00 (to be put towards 1st month's rent) will be submitted along with the rental application(s) to reserve an available apartment home. **Applicant(s) have 48 hours from the date they submit application to cancel their application(s) in writing and receive a full refund of their Holding Fee as set forth above and as more specifically set forth on the application.**

Application(s) may take longer than 48 hours to verify based on the information provided by the applicant(s). Therefore, an applicant(s) 48 hours written cancellation policy is not contingent upon the applicant(s) application being approved. If an applicant(s) application is denied, based on an applicant(s) not meeting Management's leasing criteria, Management will refund, in full, the Holding Fee within 30 days from the date of denial. Once the application has been approved, the Holding Fee shall be applied as such to the applicant's account.

SECURITY DEPOSITS. The Security Deposit is due on or before your move in date (date the lease agreement begins) Our base Security Deposit amount is \$250.00; however, the amount of the Security Deposit is subject to change based on the results of the credit check, criminal background checks and/or income. The Security Deposit is refundable, providing all provisions of the lease agreement are met upon date of move-out.

RENTAL PAYMENTS. Rent is due on the 1st day of each and every calendar month. If rent is not paid on or before the 5th day of the month, a late fee in the amount of 5% of your lease's rental rate. No partial payments and only one check per apartment for the full rental amount due will be accepted. Checks, cashier's checks, or money orders are the requested forms of payment. All returned checks will be assessed an NSF fee of \$35.00, in addition to the 5% late fee. After one (1) NSF is tendered, leasee will be on a money order or cashier's check basis for the rest of their lease term.

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BARBECUE GRILLS. The use of a charcoal or gas grills is strictly prohibited at all times, unless provided by Management.

WATER ITEMS – Waterbeds and aquariums are only permitted with management’s written approval. Management requires proof and verification of renter’s insurance specifically outlining coverage for these items. This proof of renter’s insurance coverage will be required prior to signing your lease agreement.

PETS – A limit of two pets per household is permitted. Pets must have current shots. **The maximum weight for dogs is 35 pounds in any apartment other than ground floor apartments. BREED RESTRICTIONS APPLY.** Breed Restrictions include, but are not limited to, pure breeds and/or mixes of the following breeds: Akita, American Staffordshire Terrier (a.k.a. Pit Bull Terrier), Canarias, Chow Chow, Doberman Pinscher, German Shepherd, Huskies, Malamute, Mastiffs, Rhodesian Ridgeback, and Rottweiler. A Pet Application that has been approved by management, along with photos and vet records are required prior to move-in. **Residents are responsible for picking up all pet waste. Anyone caught not cleaning up after their pets will be fined and risk loss of pet privileges altogether.**

RENTER’S INSURANCE AND PERSONAL LIABILITY INSURANCE – You are required to maintain a liability insurance policy, which provides limits of liability to third parties in an amount not less than \$100,000 per occurrence. Proof of such insurance is required prior to or at lease signing. FTP Pike Creek, LP must be listed as “Additional Insured”.

I freely and voluntarily authorize verification of any and all information set forth on documentation relating to this application, including release of any other information relating to this application, including release of information by any creditor or employer. In addition, I voluntarily consent to a criminal background investigation and release of any information pertaining to arrest or conviction and hereby authorize **Management**, to obtain my consumer credit file from any source necessary. The applicant understands and hereby acknowledges that the information referred to above or certain portions thereof may be protected from disclosure without this signed authorization by federal and state laws. Applicant represents that the information set forth on this document or any other document related to this application is true and complete. The applicant understands that this is an official document governed by state and federal laws.

Applicant specifically authorizes and acknowledges that a credit and criminal background check will be performed.

I have read and agree to the above criteria from which my application will be approved.

Applicant

Date