

The Reserve at Cimarron

It is the policy of W.L.S. Interests to offer apartments for rental to the general public without regard to race, color, national origin, religion, familial status, or handicap. In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify prospective residents of this community. Please note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by the apartments that all residents and occupants currently residing at this community have met these requirements. There may be residents and occupants that have resided at this community prior to these requirements going to effect; additionally, our ability to verify whether these requirements have been met is limited to the information we receive from various resident credit reporting services and third party sources. **Please review this information before filling out an application.**

Application Fee	\$40.00 per application \$55.00 Joint application Applicants must be 18 years or older
Occupancy Standards	One Bedroom Maximum Occupancy = 2 people Two Bedroom Maximum Occupancy = 4 people Three Bedroom Maximum Occupancy = 6 people

General Application Requirements & Information

- Applicant(s) must show a current state or federally issued photo I.D. to verify identity.
- Applicant(s) must have a VALID social security card. Non US citizen applicants must provide a current passport, INS identification card or student/work visa verification, permanent card, temporary resident form, employment authorization card, arrival/departure record and some of Foreign National ID that indicates Date of Birth and photo.
- Applicant(s) must have NO evictions or unlawful detainee actions.
- Applicant(s) household income must be equal to or greater than 3 times the monthly rent.
- Applicant(s) must have verifiable employment and income. Applicant(s) must provide most recent check stubs and/or bank statements verifying regular deposits as proof of income.
- Applicant(s) must have good credit established with 50% or better positive credit overall or be willing to pay FIRST and LAST month's rent in advance by certified funds.
- Any landlord debt listed on applicant(s) credit or collections must be paid in full. Applicant must provide community with original written receipt/documentation or rental will be denied. Even if applicant has paid off debt to the landlord, additional deposit may still be required.
- Any bankruptcy within the last 24 months will be declined. All credit history after bankruptcy must be positive, or additional deposit may apply.
- Negative check writing history may be accepted with payment of rent/deposit amounts in certified funds only.
- Our apartment community accepts co-signers only in the event an applicant does not meet the income requirements, but not in lieu of negative items. Such guarantor must be a relative of the applicant and pay an additional application fee of \$40.00. Guarantors are subject to the same guidelines as the applicant.
- All felony convictions and misdemeanors which involve moral turpitude (i.e. drug involvement, selling, manufacturing or possession of a controlled substance, prostitution, theft violent or sexual offenses, etc.), deferred adjudication for any such offense or probation for a felony or misdemeanor is considered reasons for denial.
- Applicant(s) that falsify information either written or verbal will be automatically denied for rental and the application deposit and all fees will be forfeited as liquidated damages as per the TAA lease application. Please note that failing to provide the information will be construed as falsification per the TAA rental application.



Applicant Signature/ Date



Applicant Signature/Date

revised 1/30/12