

Hearthstone Apartments

It is the policy of W.L.S. Interests to offer apartments for rent to the public without regard to race, color, national origin, religion, familial status, or handicap. To assist you with your decision on your new home, we provide 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 who have lived in this community before these requirements went into effect; additionally, our ability to verify whether these requirements have been met is limited by the information we receive from various resident credit reporting services and other third-party sources. **Please review this information before filling out an application.**

Application Fee

\$55.00 per Application
\$75.00 Joint Credit Application
\$100.00 Administrative Fee
Applicants must be 18 years or older

Occupancy Standards

One Bedroom Maximum Occupancy = 2 persons with allowance for a 3rd person under the age of 6 months
Two Bedroom Maximum Occupancy = 4 persons with allowance for a 5rd person under the age of 6 months
Three Bedroom Maximum Occupancy = 6 persons with allowance for a 7th person under the age of 6 months

General Application Requirements & Information

- Applicant(s) must show a current photo I.D.
- 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 resident card, temporary resident form, employment authorization card, arrival/departure record, and some Foreign National ID indicating the Date of Birth and photo.
- Applicants must have at least one year of verifiable rental history in good standing.
- Applicant(s) must have NO evictions or unlawful detainer actions.
- Applicant(s) household income must be equal to or greater than three times the monthly rent.
- Applicant(s) must have verifiable employment and income, and a check stub must be provided 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. The application will decline if your credit score is less than 25% positive.
- Any landlord debt listed on Applicant(s) credit or collections must be paid in full of original written documentation, or the rental will be declined.
- Any Bankruptcy must be discharged within a minimum of two years and verified with original written documentation.
- Any open Bankruptcies will be denied for rental.
- Adverse Check Writing History will be accepted with payment of rent/deposit amount in Certifies Funds Only.
- Our apartment communities accept co-signers only if 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 \$50.00. Guarantors are subject to the same Guidelines as the applicant.
- Felony convictions or 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.
- Applicants that falsify written or verbal information 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.



Applicant Signature/Date