

Keystone Apartments

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 into effect; additionally, our ability to verify whether these requirements have been met is limited the information we receive from various resident credit reporting services and other third party sources. **Please review this information before filling out an application.**

Although being subject to self-quarantine or self-isolation for COVID-19 will have no bearing on your eligibility for rental in our community, if you have elected, or will elect, to go into self-quarantine or self-isolation in our community, please follow the advice and guidance of your healthcare provider and the CDC. We also ask that you avoid common areas and notify us so that proper precautions can be made if we or our vendors need to enter your unit for emergency maintenance purposes

Application Fee(s)

\$60.00 Per Application
\$80.00 Joint Application
\$75.00 Processing Fee
Applicants must be 18 years or older

Occupancy Standards

One Bedroom Maximum Occupancy = 2 persons
Two Bedroom Maximum Occupancy = 4 persons
Three Bedroom Maximum Occupancy = 6 persons

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 form of Foreign National ID that indicates Date of Birth and photo.
- Applicant(s) must have minimum of 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 3 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. If your Credit is less than 25% positive the application will be declined.
- Any Landlord Debt listed on Applicant(s) credit or Collections must be paid in full with original written documentation or rental will be declined.
- Any Bankruptcies must be discharged by a minimum of two years and verified with original written documentation.
- Any open Bankruptcies will be denied for rental.
- Negative Check Writing History will be accepted with payment of rent/deposit amount in Certified Funds Only.
- Our apartment communities accept **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.
- 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.
- **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.**

X _____
Applicant Signature **Date**

X _____
Applicant Signature **Date**

X _____
Owner's Representative **Date**

