Churchill RESIDENTIAL

EQUAL HOUSING OPPORTUNITY

Churchill Communities
Rental Requirements and Qualifications

Churchill Residential Management communities support The Fair Housing Act as amended, prohibiting discrimination in housing on race, creed, color, religion, sex, national origin, handicap, familial status, or sexual orientation. The following qualifications standards will be required from every prospective resident.

- Primary lease holder must be at least 18 years of age. Application must be submitted by each applicant 18+ years, who will occupy the apartment home. Regardless of the number of roommates applying for one apartment, each roommate must qualify individually in all areas and for one-half the rent amount. Our Rental Requirements and Qualifications do not recognize "Common Law Marital Status". All occupants 18+ years must qualify, with the exception of income for students living at home. An application fee of $16.50 will be charged for the first applicant and a fee of $11.00 for each additional applicant. A valid ID and Social Security or alien registration number is required.

Income - Must be verified by one or more of the following:

- Written employment verification form, pay stubs, court documentation, verifying at least one months' worth of income.
- If not currently working acceptable forms of verification are: Social Security, Pension, Investment, 401K, Annuities, 6 months most recent consecutive bank statements, CPA or last year's tax return if self employed, and Veterans Letters to name a few. ***NOTE***: If using a TAX RETURN, IRS Form #4506 "Request for Copy of Tax Form" must be prepared and signed separately.
- Verifiable gross monthly income must be two (2) times the resident's portion of the market rent or 12 months' rent in savings.

Credit History

- Any utility bills or rental housing/home mortgage debts owed must be brought current prior to approval.
- Foreclosures and bankruptcies will be considered if over twenty four months old and with proof that the bankruptcy has been disposed by the court. If bankruptcy is less than 24 months old and has been disposed by the court, a guarantor may be accepted.
- If applicant(s) has negative check history, payments must be made by money order or cashier's check and an additional deposit will be required.
- An additional deposit may be required based on credit history rating.

Mortgage/Rental History

- Rental history from a family member or a friend is not considered established rental history and will not be accepted.
- If any previous property is owed, the balance must be paid in full. Must provide written documentation on property letterhead to that effect.
- At least 12 months verifiable positive mortgage or rental history or an additional deposit will be required.
- Negative rental history such as, but not limited to, any evictions regardless of when, repeated disturbances of the neighbor's peace, reports of drug dealing, manufacturing, gambling, or prostitution, allowing persons not on the lease to reside at the residence, damage to property beyond normal wear and tear, or failure to give proper notice when vacating, will result in denial of application. Also, more than four (4) late payments within the past twelve months will result in denial of the application.

Criminal History – The following are considered "Automatic" denials:

- Felony criminal convictions or currently serving felony deferred adjudication.
- Misdemeanor criminal convictions or currently serving misdemeanor deferred adjudication, misdemeanor of moral turpitude or a case pending deferred adjudication that is within two (2) years from the date of disposition for theft of property, violence, drug convictions, injury to persons, prostitution or any sex related crime whatsoever, including public indecency.

Number of Occupants - Maximum number of occupants:

- Occupancy policies are generally two per bedroom, but may vary based on the characteristics of individual floor plans.

Miscellaneous

- **INCOME RESTRICTIONS DO APPLY.**
- Pet restrictions: 30 pound weight limit with a two pet limit per household; no aggressive breeds allowed. See Community Policies for additional pet restrictions.
- Section 8 vouchers are welcome on all Churchill Family Communities if they meet market rent and the rental requirements and qualifications.
- **You understand that if you do not meet the rental criteria we may reject the application and retain all application fees and deposits as liquidated damages. If you fail to answer any questions or give false information we may also reject the application, and retain all application fees and deposits as liquidated damages.**

Resident Signature	Date	Resident Signature	Date
Resident Signature	Date	Owner's Representative	Date