

## **Trotting Park Tenant Qualifications:**

- Incomplete applications will be initially rejected.
- No more than two persons per bedroom in initial occupancy.
- All applicants, tenants and perspective persons living in a unit 18yrs or older will be required to complete the application process and be listed on the lease.
- All applications that are approved will have application fee deducted from first months rent.
- Any applicant approved but decides not to move forward, application fee is non-refundable.

### **Income eligibility**

Will be asked for 5 years employment history and proof of current income.

(Applicants must have verifiable income such that the rent for the selected unit will not be more than 30% of the verifiable income.)

### **Credit Score**

To avoid initial rejection, the applicant must have a credit score of 650 or more for credit approval. Credit score not meeting 650 will be further reviewed in detail and applicant will be asked to provide evidence of mitigating circumstances.

### **Prior Evictions**

The Applicant must not have been evicted or have agreed to allow judgment to enter against them for cause (breach of the terms of the lease) or nonpayment of rent within the last seven (7) years.

### **Criminal Records**

The applicant or a household member must not have in the past engaged in criminal activity, which if repeated by a tenant at this Development, would interfere with or threaten the rights of other tenants to be secure in their persons or in their property or with the rights of other tenants to the peaceful enjoyment of their units and the common areas or would threaten the health and safety of the owner or managing agent, or any employee, contractor, subcontractor or agent of the owner or managing agent.

### **References**

References will include current and past employers of last 5 years, current and last 3 Landlords if applicable and 3 personal references.

### **Denial/Rejection**

All applicants that receive a denial/rejection will be reimbursed the application fee. If an applicant receives an initial rejection, no apartment will be reserved or held for the applicant. However, the applicant will be given an opportunity to dispute the accuracy or relevance of any negative information. An applicant who wishes to contest the rejection of his or her application must request a conference within five (5) business days from the applicant's receipt of the notice of denial/rejection to mitigate reasons for denial/rejection.

LEE Property Management reserves the right to change application policies/procedures as deemed necessary.

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