

# QUALIFICATION PROCEDURE

## River Mill Lofts

River Mill is an equal housing opportunity provider. This property does not discriminate on the basis of race, color, religion, sex, disability, familial status, or national origin.

### WE WILL REQUIRE:

- 1) Good verifiable rental history.
- 2) No history of noise complaints or other non-compliance notices.
- 3) Never been evicted or owe another renter money (this is an automatic rejection).
- 4) Have given proper notice to current Lessor.
- 5) Verifiable employment, (check stubs, tax forms, etc.).
- 6) Credit check must have no unpaid collections, no unpaid judgments or liens against you, no bankruptcies less than 5 years old of the date you are applying, no outstanding debts (slow payment history, bad credit, or unpaid bills).
- 7) Criminal background check must be clear.
- 8) Absolutely no Co-signers will be permitted.
- 9) Trust funds are not accepted as proof of income.
- 10) "Parties" on Lease Contract must occupy unit.

### MISCELLANEOUS:

How many persons are allowed in apartment and how much income is required:

- 1 Bedroom – 2 People
- 2 Bedrooms – 4 People
- 3 Bedrooms – 6 People

INCOME MUST BE 4 (FOUR) TIMES THE MONTHLY RENTAL AMOUNT.

When a deposit is paid to hold an apartment, it is in good faith for up to 72 hours after the deposit has been paid. After 72 hours, the deposit will be retained and the applicant will NOT receive the deposit back. \$50 of your security deposit is non-refundable once you have moved in, fulfilled your lease term, and left the apartment in good condition.

Application fees are NON-REFUNDABLE.

Breed Restrictions apply. Rottweilers and Pitt Bulls (or any variation of the breed) are prohibited from Rivermill. Violators will be declared in default of their lease contract. ANYONE WHO WILLFULLY PROVIDES FALSE INFORMATION ON THE RENTAL APPLICATION WILL BE AUTOMATICALLY REJECTED.

River Mill Lofts does not provide washer and dryers for each unit. All dryers must have the capacity to push 65 feet of exhaust. Residents are required to show proof of dryer capacity before dryer hook up.

*I HAVE READ THE ABOVE INFORMATION AND UNDERSTAND THE REQUIREMENTS THAT MUST BE MET IN ORDER TO QUALIFY FOR AN APARTMENT HOME WITH RIVERMILL.*

\_\_\_\_\_  
**APPLICANT**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**CO-APPLICANT**

\_\_\_\_\_  
**DATE**