

Resident Qualifying Criteria **For Raintree & Picadilly Square**

We appreciate your interest in **RAINTREE & PICADILLY SQUARE APARTMENTS**. Please fill out the application completely to assist us in determining your eligibility. In order to help you, we have listed below the criteria for qualifying as a resident with us.

1. One (1) year satisfactory rental history – Your current/previous rental history must be in good standing and you must not have any outstanding balances. This can also be a combination of more than one residence.
2. One (1) year of employment history – Employment and monthly income must be verifiable. This can also be from more than one employer.
3. Your gross pay must be at least **2.5 to 3** times the amount of rent. If not, you may qualify by having the lease guaranteed by a guarantor. The guarantor must have a gross monthly income of at least six (6) times the monthly rent and must meet all other qualifying criteria.
4. Satisfactory credit history – Applicant must not have any outstanding balances for utilities or rental history.
5. Criminal Background Check – A background check will be obtained on all applicants.
6. Applicant (s) may be denied occupancy for the following reasons:
 - Falsification of application by any applicant
 - Incomplete or failing to provide proof on a application by any applicant
 - Insufficient income (total of all applicants)
 - Criminal conviction, history of violent or sexual crimes committed by an applicant or by other occupants (including children) who plan to live in unit
 - Poor credit history of any applicant (credit reports are obtained; previous bankruptcy requires an additional security deposit equal to one month's rent)
 - Poor rental profile of any applicant (rental history reports are obtained)
 - Rental history of:
 - Non-payment or frequent late payment of rent
 - Eviction
 - Drug use
 - Poor housekeeping
 - Poor supervision of applicant's children
 - Unruly or destructive behavior by applicant, applicant's children or applicant's guest
 - Violence to persons or property by applicant, applicant's children or applicant's guest

We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability or familial status.

Deposit and Application Fees MUST be paid by money order or cashier check!
No personal checks will be accepted!