

## MOVE-IN CRITERIA, EXAMPLE 2

### **EQUAL OPPORTUNITY HOUSING PROVIDER BASED ON THE FOLLOWING CRITERIA FOR ALL RENTAL APPLICANTS**

Continental Terrace Apartments does business in accordance with the Federal Fair Housing Act and provides EQUAL OPPORTUNITY HOUSING for all people. Each person age 18 and above must complete an application. The eligibility and screening criteria are applied equally and consistently to all applicants.

#### **Application fee:**

Each applicant must pay an application fee of \$30.00 payable by money order at the time the application is turned in.

#### **Identification:**

1. A Government issued I.D. is required from all applicants which will be photographed.
2. A Social Security number or Individual Tax Payer Identification number (ITIN) is required for the purpose of obtaining a consumer credit report.

#### **Rental Verification:**

Applicants must demonstrate the ability to fulfill the rental payments in a timely manner. Any documented complaints, damage or any other derogatory reference will result in an automatic denial of the rental application. ***Any eviction filings/judgments, skips or money owed to a previous landlord or lender will result in an automatic denial of the rental application.***

#### **Income:**

Applicants must make 2 1/2 times the amount of rent in order to be considered for residency.

#### **Credit:**

Credit will be based on a consumer credit report. Derogatory credit can not exceed 60%. Total dollar amount of all outstanding collection accounts plus public records may not exceed \$2,000.00.

#### **Criminal Background:**

A criminal background check will be processed on each applicant. Any applicant that poses a threat to themselves, others or the property will be disqualified.

#### **Security Deposit:**

An additional security deposit may be required for conditional approval of application.

#### **Co-signers:**

This apartment community does not accept co-signers.

#### **Pets:**

Pets are acceptable with limitations and requirements. Please ask the rental office for more details.

#### **Lease:**

We offer six (6) month leases. No month-to-month leases are available.

I have read the foregoing and understand the terms of the application process.

Rental Unit: 69 Lewiston Way, Unit No. \_\_\_\_\_, Sacramento, CA 95828

\_\_\_\_\_  
Applicant Name

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date



Your use of any of these forms constitutes your representation that you have counseled with your personal attorney before using the form, and in using the form you are relying on your attorney's counsel and your own investigation, and not on any express or implied representation by SBRPA or any of its officers, directors, employees, or representatives.

Form MISC-008  
Page 1 of 1  
Rev 09/04/2020