

KJK Properties

RENTAL CRITERIA

GENERAL CRITERIA AND CONTINGENCIES

1. Positive identification with a picture will be required.
2. A complete and accurate Application listing the current, and at least one previous verifiable reference and phone numbers. Incomplete applications will be returned to the applicant.
3. Each applicant will be required to qualify individually.
(*Individuals whose credit is not combined must submit separate applications*)
4. Applicants must be able to enter a legal and binding contract.
5. Inaccurate or falsified information will be grounds for denial.
6. Any applicant currently using illegal drugs will be denied. If approved for tenancy and later illegal drug use is confirmed, eviction shall result.
7. Any individual, who may constitute a direct threat to the health and safety of an individual, the complex, or the property of others, will be denied.
8. If one applicant fails to meet the minimum requirements, all applicants will be denied.

INCOME CRITERIA AND CONTINGENCIES

1. Monthly household income should be equal to three times (3) the stated monthly rent. Your application will be denied if you do not meet this requirement.
2. A current paycheck stub from the employer will be required if we are unable to verify income over the phone.
3. Verifiable income will be required for unemployed applicants. (*Verifiable income may mean, but is not limited to, Bank accounts, Alimony/Child Support, Trust Accounts, Social Security, Unemployment, Welfare, Grants/Loans*)
4. Self-employed applicants will be required to show proof of income through copies of the previous year's tax returns.
5. You will be denied if your source of income cannot be verified.

EMPLOYMENT CRITERIA AND CONTINGENCIES

1. Twelve (12) months of verifiable employment will be required.
2. An additional security deposit will be required when employment does not meet the requirements.

CREDIT CRITERIA AND CONTINGENCIES

1. Negative or adverse debt on a credit bureau (*ie...Slow pay, Collections, Bankruptcies, Repossessions, Liens, Judgments & Wage Garnishment programs*) exceeding \$5,000 will be denied. Less than \$5,000 (non-medical accounts) will require an additional deposit.
2. Your application will be denied if 5 or more collections appear on your credit file (non-medical accounts).
3. An open bankruptcy on your credit will result in your application being denied. A closed bankruptcy will be an additional deposit.
4. A utility debt (not telephone) on your credit will result in your application being denied.

RENTAL CRITERIA AND CONTINGENCIES

1. Twelve (12) months of verifiable contractual rental history from a current third party landlord or home ownership is required. If you do not meet this requirement your application will be denied.
2. 3 year Eviction free history will be required.
3. 3 or more 72 hour notices within one year will be denied.
4. 3 or more NFS's within one year will be denied.
5. Rental history demonstrating documented noise or other disturbance complaints will be denied when the former manager would not re-rent. Rental history reflecting past due and unpaid rent will be denied.

CRIMINAL CONVICTION CRITERIA

Upon receipt of the rental applications and screening fee, landlord will conduct a search of public records to determine whether the applicant or any proposed tenant has been convicted of, or pled guilty to or no-contest to, any crime.

- a) A conviction, guilty plea or no-contest plea, ever for; any felony involving serious injury, kidnapping, death, arson, rape, sex crimes and/or child sex crimes, extensive property damage or drug-related offenses (sale, manufacture, delivery or possession with intent to sell) , felony burglary or felony robbery; or
- b) A conviction, guilty plea or no-contest plea, where the date of disposition, release or parole have occurred within the last seven years for any other felony charges; or
- c) A conviction, guilty plea or no-contest plea, where the date of disposition, release or parole have occurred within the last seven years for any misdemeanor or gross misdemeanor involving assault, intimidation, theft, sex related, drug related, property damage or weapons charges; or
- d) A conviction, guilty plea or no-contest plea, where the date of disposition, release or parole have occurred within the last three years for any misdemeanor in the above categories or any misdemeanors involving criminal trespass I, theft, dishonesty, prostitution

shall be grounds for denial of the rental application. Pending charges or outstanding warrants for any of the above will result in a suspension of the application process until the charges are resolved. Upon resolution, if an appropriate unit is still available, the processing of the application will be completed. No unit will be held awaiting resolution of pending charges.