	FOL	_	ALIFYING CRITERIA ektra Investments, LLC	
	<u>-</u> -			
	e are delighted that you are interested in the have listed below the criteria for qualif	-	-	help you in making your decision,
1.	A separate rental application must be to one rental application.	fully completed, dated	and signed by each applicant and all c	o-applicants. Spouses can complete
2.	The rental application will be reviewed	d when submitted so w	e'll have all information needed to det	ermine your eligibility.
3.	Each applicant must provide a government	ment photo identification	on and allow it to be photocopied.	
4.	Applicants who are first-time renters or who do not have sufficient income under paragraph 6 below, may qualify by having the leas guaranteed by a guarantor. The guarantor must have a gross monthly income of at least3.25 times the monthly rent an must meet all other qualifying criteria. The guarantor must complete and sign a lease guaranty agreement. Guarantors may be hel responsible for all of the lease obligations, including the entire rent and other costs, such as damages, even if you have roommates.			
5.	If applicant's family will be occupying the dwelling, the family size must be appropriate for the available apartment, i.e., no more that two adults per bedroom, in most circumstances. See our attached family occupancy policy, covering various sizes and configurations of units and children's ages during the lease term.			
6.	Employment and monthly income mu (Otherwise, a guarantor is necessary.)	st be verifiable. Tota	l monthly income of all applicants m	ust be <u>3.25</u> times monthly rent.
7.	 Applicant(s) may be denied occupancy for the following reasons: Falsification of application by any applicant Incomplete application by any applicant Insufficient income (total of all applicants) Criminal conviction history of violent or sexual crime committed by any 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 guests Violence to persons or property by applicant, applicant's children or applicant's guests 			
V	We do not discriminate on the basis of ra	ce, color, creed, religion	on, sex, national origin, disability or fa	amily status.
I N F	I ACKNOWLEDGE THAT I HAI CRITERIA, WHICH INCLUDES I HISTORY, CREDIT HISTORY, CUMEET THE PROPERTY'S RENTAIFALSE INFORMATION, THE PROADMINISTRATIVE FEES, AND INTERMINATE MY RIGHT OF OCCU	REASONS WHY M RRENT INCOME, A L SELECTION CRI OPERTY MAY REJI DEPOSITS AS LIQ	TY APPLICATION MAY BE DE AND RENTAL HISTORY. I UNDI FERIA OR IF I FAIL TO ANSWI ECT THE APPLICATION, RETA	ENIED, SUCH AS CRIMINAL ERSTAND THAT IF I DO NOT ER ANY QUESTION OR GIVE IN ALL APPLICATION FEES,
Ā	Applicant	Date	Applicant	Date
Ā	Applicant	Date	-	

Date

Owner's Representative

Date

Applicant