SADDLE BROOK WEST APARTMENT HOMES

RESIDENT QUALIFYING CRITERIA

We are delighted that you are interested in leasing a home in our community. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

1. A separate rental application must be fully completed, dated and signed by each applicant and all co-applicants. Spouses can complete one rental application.
2. Each applicant must provide a government photo ID and allow it to be photo copied.
3. Applicants who are first-time renters or who do not have sufficient income under paragraph 6 below may qualify by having the lease guaranteed by a guarantor. The guarantor must have a gross monthly income of at least 5 times the monthly rent and must meet all other qualifying criteria. Employment and monthly income must be verifiable. Applicant and guarantors must provide a recent payroll check stub or bank statement. Total monthly income of all applicants must be 3 times the monthly rent.
4. Additional security deposits and/or pre-paid rent may be required for applicants not otherwise qualifying within the income, employment and/or rental guidelines.
5. 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)
   - None-payment or frequent late payment of rent
   - Eviction
   - Drug use
   - Poor housekeeping
   - Poor supervision of applicants children
   - Unruly or destructive behavior by applicant, applicant's children or applicants 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 terminal status.