

THE VILLAS OF CASTLE HILLS – QUALIFYING CRITERIA

The Company and the Community comply with all federal, state and local regulations regarding fair housing for all applicants and residents regardless of race, color, religion, sex, national origin, familial status or handicap.

Please note that this is our current rental criteria, nothing contained in these requirements shall constitute a guarantee or representation by The Villas of Castle Hills Apartments that all residents and occupants currently residing at The Villas of Castle Hills Apartments have met these requirements. There may be residents and occupants that have resided at The Villas of Castle Hills apartments prior to these requirements going into effect. Additionally, our ability to verify whether these current requirements have been met is limited to the information we receive from various Resident Credit Reporting Services used.

Occupancy Standards	Two (2) persons per bedroom; Exception: Child under the age of 2 years, unless otherwise dictated by state or federal law.
Age Requirements	Lease holders must be at least 18 years of age. All lease holders and occupants age 18 years or older are required to submit an application for approval.
Credit	Will accept a minimum of 60% current satisfactory credit history; no credit history is considered qualifying credit. If prospective lease holder(s) do not satisfy the credit criteria (but not to the point of disqualification) an additional deposit of up to one month rent will be required.
Residential History	Must have at least 6 months of satisfactory rental history and there must be a verifiable lease agreement signed by all parties. No prior evictions and no outstanding balances with previous rental agreements or they must be a first time renter.
Criminal History	Application will be rejected if applicant had entered a plea of guilty to, been convicted of or received deferred adjudication for: a felony, a crime against person(s) or the selling, manufacturing or distribution of drugs.
Income	Your gross monthly income must be at least 3 times the monthly rental amount. Should the employer not be able to verify income, additional documentation will be required such as pay stubs, W2's, current copy of social security benefit statements, child support, AFDC income and related assistance.
Employment	Applicant must have 6 months verifiable employment, if less than 6 months then previous employment will be required to be equivalent to one year of stable employment.

I have received a copy of these guidelines and fully understand the qualifications of this community.

Applicant	Date	Applicant	Date	Applicant	Date

Owners Rep.	Date				