

# Wichita Falls Crescent Village Apartments

## Rental Qualifications

### Application

- A \$35 non-refundable application fee will be charged per occupant.
- A separate rental application must be fully completed, dated, and signed by each occupant. Spouses can complete one rental application.
- Each applicant must provide a government photo and allow it to be photocopied.

### Rental History

- Must have a minimum of 2 years verifiable rental history, with no more than 1 late payment and 1 NSF during that time period.\*
- No lease violations or noise complaints or damages to unit.
- Must not owe a landlord for damages or delinquent rent.

### Employment and Income verification

- A minimum of 2 years employment must be verified.\*
- Paycheck stubs for prior 2 months or last years tax return.
- Must earn a minimum of 3 times the monthly market rent amount
  - Ex. Market rent is \$850. You must earn a minimum of \$2,550 per month.

### Credit

- Credit should be established and must be in good standing. Must have the ability to establish an electric account prior to moving into the building.

### Criminal

- No felony convictions, civil or criminal, will be accepted. No exceptions. No misdemeanor convictions as a result of a crime against a person or a drug related charge.

### Occupancy Standards

- No more than 4 people per 2 bedroom apartment

### Pet Requirements

- 40 lb weight limit \*
- \$ 350.00 non-refundable fee on all pets

### Deposit Requirement

- \$500 deposit payable upon the signing of the lease agreement.
- First months rent is to be paid before a key to residence will be issued.

\*Management reserves the right to restrict certain breeds or make exceptions on a case-by-case basis.

\*Applicants who are first time renters or who do not have sufficient income 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 meet all other qualifying criteria, and complete and sign a lease guaranty agreement. Guarantor must be a relative or employer.

Signature of applicant X\_\_\_\_\_ Date \_\_\_\_\_

Signature of agent X\_\_\_\_\_ Date \_\_\_\_\_