

SUMMERLIN

V · I · L · L · A · S

Qualifying Criteria

- A. No applicant convicted of a crime involving moral turpitude will be accepted for residency.
- B. All applicants 18 or older must provide a social security number in order to process the application.
- C. Maximum occupancy per apartment: One bedroom maximum occupancy of 2 persons, Two bedroom maximum occupancy of 4 persons and a two bedroom with a den maximum occupancy is 5 persons.
- D. Co-signers for full time students only.
- E. Income/Employment Standards:
 - 1. The gross income/rent ratio used to qualify applicant is 3 times the amount of the monthly rent
 - 2. In the event applicants apply for one apartments as roommates, each applicant must meet the qualifying criteria individually. The income rent ratio for roommate applicants is 2 times the amount of the rent.
 - 3. Co-signers rent ratio is 4 times the amount of the monthly rent.
- F. Employment Verification:
 - 1. If applicant is employed a signed release for employment verification is required.
 - 2. If applicant is self employed; copy of last year's tax return, letter from applicants account on letterhead or 6 months of bank statements that reflect and income/rent ratio of 3 to 1.
 - 3. For those applicants that receive commissions or tips only, must provide 6 months of pay stubs or prior years W-2 form. (Verbal verification is not acceptable.)
 - 4. If applicant is currently unemployed but is looking for employment, previous year of employment must be verified and they must show proof for enough income to pay through the entire lease term.
 - 5. Retired and unemployed applicants living off interest bearing accounts must provide statements that will verify their monthly income, which must equal the 3 to 1 ratio.
- G. Rental Verification:
 - 1. Applicants must have verifiable residency of at least 6 months with good payment and rental history.
 - 2. For applicants that cannot provide rental history, one months rent will be required as a security deposit.
- H. Credit Standards:
 - 1. All applicants must have favorable credit history with no more then 25% negative accounts.
 - 2. Applicants will not be accepted for the following derogatory credit records.
 - a. A bankruptcy within the last two years.
 - b. Eviction.
 - c. Foreclosure.
 - d. Repossession.
 - e. Monies owed to an apartment community or landlord.
- I. All lease holders must be 18 years of age or older.

Non-discrimination on the basis of race, color, creed, sex national origin, familial status, or handicap is in the comprehensive policy of this company.

This information sheet is intended to give prospective resident a brief summary of the leasing guidelines and policies for Summerlin Villas. IT DOES NOT VOER ALL OF THE POLICIES AND GUIDLINES. Summerlin Villas reserves the right to revise or change these policies anytime.

Signature of Applicant

Date

Signature of Applicant

Date

APPLICATION FOR RESIDENCY

PERSONAL DATA

NAME: _____ Date of Birth: _____ Home Phone: _____
Soc. Sec. # _____ Driver's Lic. # _____ Married Single

SPOUSE: _____ DOB: _____ Soc. Sec. #: _____ Driver's Lic. # _____

PRESENT ADDRESS: _____
From _____ To _____ Reason for Leaving: _____
Rent Paid to: _____ Phone: _____

ALL OTHER PERSONS TO OCCUPY PREMISES:

Name: _____ Age: _____ Relationship: _____
Name: _____ Age: _____ Relationship: _____
Name: _____ Age: _____ Relationship: _____

ALL VEHICLES TO BE PARKED ON THE PREMISES:

Make/Model: _____ Color: _____ Year: _____ Lic. #/State: _____
Make/Model: _____ Color: _____ Year: _____ Lic. #/State: _____

EMERGENCY CONTACT: _____ Phone: _____
Address: _____ Relationship: _____

In event of serious injury or death, the above named person may may not enter, remove, and/or store all contents found in the dwelling, storerooms, common areas, and mailboxes.

EMPLOYMENT DATA

PRESENT EMPLOYER: _____ Phone: _____
Address: _____ How long? _____
Position: _____ Supervisor: _____ Mo. Income: _____

SPOUSE'S EMPLOYER: _____ Phone: _____
Address: _____ How long? _____
Position: _____ Supervisor: _____ Mo. Income: _____

FINANCIAL DATA

CHECKING ACCOUNT: _____

SAVINGS ACCOUNT: _____

AUTHORIZATION

I declare all the above information to be true under the penalty of perjury. Applicant hereby gives Presidio Realty group, Inc. and its authorized agents permission to utilize any and all of the above information to approve or disprove this application.

APPLICANT: _____ Date: _____

APPLICANT: _____ Date: _____

ACCEPTED BY: _____ Date: _____

APPROVED Disapproved Manager: _____ Date: _____

FOR OFFICE USE ONLY

APT. # _____ **COMMUNITY:** _____
Monthly Rent: \$ _____ Move-In Date: _____
Furniture Rent: \$ _____ Lease Term: _____
\$ _____ (_____ to _____)
TOTAL MO. RENT: \$ _____

AMOUNT DUE UPON MOVE-IN:

Pro-rate Rent: \$ _____ (From _____ to _____)
Rent*: \$ _____ (From _____ to _____)
Security Deposit: \$ _____

TOTAL DUE: _____
*Second month rent \$ _____ (From _____ to _____)