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**HOWE INVESTMENT
APPLICATION PROCESS**

WE WILL REQUIRE UP TO 2 BUSINESS DAYS TO PROCESS AN APPLICATION

We are working with neighbors and other landlords in this area to maintain the quality of our neighborhood. We want to insure that People do not use rental units for illegal activity. To that end, we have a very **thorough screening process.**

We have chosen to have your application screened through a **Professional** screening service. We have a **NON-REFUNDABLE** screening fee of \$ 40.00. We will accept the first **QUALIFIED** applicant. If we do not process your application due to accepting an earlier applicant, your fee will be refunded. If you meet the application criteria and are accepted, you will have the peace of mind knowing that other renters in this Apartment complex are being screened with equal care, and that the risk of illegal activity occurring in the complex are reduced.

Please review our list of criteria. If you feel you meet the criteria, please apply, we would be happy to rent to you. Also, if you have any questions or concerns, feel free to ask us.

THERE IS A \$40.00 APPLICATION FEE. This is non-refundable.

TWO PIECES OF I.D. MUST BE SHOWN. We require a photo I.D. and Social Security card or a non-resident card.

A COMPLETE APPLICATION. One for each person 18 years old or over not related by marriage. If a line is not filled in, or the omission explained satisfactorily, we will return it to you.

WE WILL ACCEPT THE FIRST QUALIFIED APPLICANT.

RENTAL HISTORY VERIFIABLE FROM UNBIASED SOURCES. If you are related by blood or marriage to one of the previous landlords listed, or your rental history does not include at least two previous landlords, your application may be declined, or we may require a qualified co-signer on your rental agreement. (Qualified cosigners must meet all screening criteria + make 5-time the rent.)

SUFFICIENT INCOME, We require 3 times the amount of your monthly rent **PER APPLICANT.** Income must be verifiable through-pay stubs, employer contact, or tax records. All other income, including self employment must be verifiable through tax records.

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YOU WILL BE DENIED RENTAL IF

You misrepresent any information on the application. If misrepresentation are found after a Rental Agreement is signed, Your Rental Agreement will be terminated. You have ever been convicted for the manufacture, or distribution of a controlled substance. You have a conviction for any type of crime that would be considered a threat to real property or the ability of other residents to peacefully enjoy the premises. Your Credit report shows any accounts-that are not current. Occasional credit records showing payments with 30 to 59 days past due will be acceptable, provided you justify the circumstances. Records showing payments 60 days past due are not acceptable. In the last five years you have had unpaid collections, an unlawful detainer (EVICTION) or any judgment against you for financial delinquency.

Previous landlords report significant levels of noncompliance activity, including but not limited to:

- *REPEATED DISTURBANCE OF NEIGHBORS PEACEFUL ENJOYMENT OF THE AREA.**
- *REPORTS OF PROSTITUTION, DRUG DEALING, OR DRUG MANUFACTURING.**
- *DAMAGE TO THE PROPERTY BEYOND NORMAL WEAR.**
- *REPORTS OF VIOLENCE OR THREATS TO LANDLORD OR NEIGHBORS.**
- *ALLOWING PERSONS NOT NAMED ON RENTAL AGREEMENT TO RESIDE ON PREMISES.**
- *FAILURE TO GIVE PROPER WRITTEN NOTICE WHEN VACATING THE PROPERTY**
- *PREVIOUS LANDLORDS THAT WOULD BE DISINCLINED TO-RENT-TO.-YOU AGAIN.**
- *FOR OTHER REASONS PERTAINING TO THE BEHAVIOR OF YOURSELF, YOUR PETS OR OTHERS,ALLOWED ON THE PROPERTY DURING YOUR TENANCY.**

THANK YOU

YOUR SIGNATURE: _____

SPOUSE'S SIGNATURE: _____

DATE: _____