

Rental Policy & Qualifying Criteria

We are an equal opportunity housing provider. We fully comply with the federal Fair Housing Act and the Arkansas Fair Housing Act. We do not discriminate against any person or persons because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing laws.

Unit Availability Policy. Rental units become available when they are ready to rent. A vacant rental unit will not be deemed available until it has been inspected, cleaned, repaired, and prepared for showing. We update our list of available units as each unit becomes available. A unit that was unavailable in the morning may become available later that same day.

Occupancy Guidelines. To prevent overcrowding, parking problems, and undue stress on plumbing and other building components, we restrict the number of people who may reside in a rental unit. We allow two persons per bedroom for families with children. For example, a two bedroom rental unit could house up to four people. Roommates (non-families) are allowed only one person per bedroom. These are general guidelines and may not apply to all properties and all situations.

Application process. Every applicant for rental will be evaluated in the following manner. Each applicant must submit a rental application and answer all questions on the form. Each applicant must pay an application fee of \$20.00. We will evaluate each application and investigate the credit and rental history of each applicant. We will obtain a criminal background check, and verify employment and rental references. If all applicants for a rental unit meet our rental criteria, we will approve the application(s). We will rent available rental units to applicants in the order that their applications are approved.

Rental Criteria. To qualify for a rental unit, you must meet the following criteria:

- a. Age Requirement. Applicants must be at least 21 years of age at the time the lease is signed. We will process applicants who are not yet 21 if the applicants 21st birthday is pending within a reasonable time.
- b. Income and employment. Your monthly income must be at least Three (3) times the monthly rent. You must be able to prove at least one year of employment immediately preceding the date of your application. Students will require a lease guarantor. Unemployed or self-employed must provide proof of a source of income.
- c. Rental History. You must have satisfactory rental references from at least two prior landlords. Applicants will be rejected for any unsatisfactory information obtained from previous landlords or reported in tenant history database.
- d. Credit. Your credit record must be currently satisfactory. We will obtain a credit report from a credit reporting agency. Most applicants with a credit score (or FICO score) above 620 will be accepted, if otherwise qualified.
- d. Criminal History. If you have ever been convicted of a felony, we will reject your application. Certain misdemeanors involving violence, dishonesty, theft or the possession/distribution of controlled substances will result in rejection. Sex offenders will be rejected.

Guarantors. Students who are unable to meet one or more of the above criteria may be able to qualify with a third party guarantor. The guarantor must pass the same application and screening process, except that the guarantor must have verifiable income of Five (5) times the monthly rent and a FICO score above 650. Students must provide satisfactory proof of current enrollment. Guarantors are NOT accepted for applicants with unacceptable credit, rental references, income, or unacceptable criminal history.

Section 8 Assistance: Applicants receiving Section 8 rental assistance must present their housing voucher with their application. A credit report, along with all other background checks will be performed to verify the information provided on the application. The applicants verifiable rental history will weigh more heavily on the rental decision than the credit score. Applicants who fail to provide prior rental references will probably be declined.

(This policy is subject to change without notice)

Date: _____ Address Applying for: _____ Last Name: _____



RENTAL APPLICATION

\$20.00 Fee Per Adult



Failure to complete this application completely is grounds for rejection. Valid photo ID required.

First Name:	MI:	Last Name:	Jr. or Sr?
SSN:	Date of Birth:	Primary Phone:	Email:

List your Addresses for the Previous 3 years

Current Address:		City, State, Zip:	
Owner/Manager:	Phone:	Monthly Rent:	
Moved In date:	Why are you moving?		
Previous Address:		City, State, Zip:	
Owner/Manager:	Phone:	Monthly Rent:	
Moved In date:	Moved out date:		
Previous Address:		City, State, Zip:	
Owner/Manager:	Phone:	Monthly Rent:	
Moved In date:	Moved out date:		

Employment and Income

Current Employer:		Address:	
Position:	Phone:	Hire Date:	Hours worked per week:
Gross Wages: \$	month	week	hour
What other income & source?			
2nd Job Employer:		Phone:	Income \$
		month	week
Are You on Section 8?		If Yes, Please present your voucher.	If yes, I have a: BEDROOM Voucher
How long will you live here?:	6 mo	1 yr	2 yr +
Do you understand our No Pets Allowed policy?			
Is the total move-in amount available now?	Have you broken a lease?		Are You a Convicted Felon?
How many Evictions have been filed on you?			
What may interrupt your income or ability to pay rent?			

If accepted the following persons will be living with me

1.)	age:	4.)	age:
2.)	age:	5.)	age:
3.)	age:	6.)	age:

EMERGENCY CONTACTS including help to pay rent

NAME	ADDRESS	PHONE	RELATIONSHIP
1.)			
2.)			

LIST Vehicles your household will possess: _____

HOW DID YOU FIND THIS HOME: (friend, yard sign, internet, classifieds, etc.) _____

Your requested move-in date: _____

I hereby authorize the Lessor to verify the information on the application. I hereby authorize Tenant Data Services, Inc. and/or the Lessor to obtain information about me including but not limited to, this application, my credit, my tenant history, verification of my identity, verification of my SSN, verification of my employment, my check writing history, any court records and/or my criminal record. I hereby authorize & instruct any entity or person contacted by Tenant Data Services, Inc. or the Lessor to release such information to them. Upon request, Tenant Data will provide the name & phone number of the source of the information used in the verification process. I hereby authorize the Lessor to disclose the status of my application to any co-applicants or co-residents named above including possible reasons for rejection of the application.

APPLICANT: _____ **DATE:** _____

Phone: (870) 932-9876 Fax: (870) 972-5465 Email: Apply@Jonesboro4Rent.com