

# Phoenician Pines Condominiums

## RESIDENTIAL OCCUPANCY STANDARDS

Effective 1/13/2010

In order to qualify for a condominium at Phoenician Pines, prospective residents must meet the following qualifications:

Must be 18 years or older, or be an emancipated minor. Everyone living in the apartment over the age of 18 years old must complete an application and be on the lease.

Applicants must provide Social Security Card and either Driver's License or Identification Card. No copies, originals only!

Applicants must provide proof of all income. Acceptable proof includes two months consecutive most current paycheck stubs, Social Security Award Letter, last year's taxes, or current W-2.

Applicant's household income needs to be at least 2 1/2 times the total gross household rent.

Applicants need to have at least 6 months of good rental history.

Every applicant is subject to a credit and criminal check as well as a public records search.

A non-refundable \$35.00 application fee for per two adult applicants is required. A \$200.00 holding deposit is also required to reserve a condominium. The holding deposit will be applied to the monies due at move in, or will be returned if an applicant is denied. If an applicant withdraws the application within 72 hours of approval, the holding fee is subject to forfeiture under the liquidated damages clause on the application form.

Applicants may be rejected for the following reasons:

Credit- Applicants need to have 75% positive or better credit (excluding medical bills) to qualify. Any applicant owing money to other properties/ landlords/management companies will not be accepted. Persons having an unsatisfied eviction or a court ordered judgments will not be accepted. Bankruptcies must be discharged at least two years & have established positive credit.

Falsification of information or incomplete applications – Any persons providing false or inaccurate information will be denied. Rental applications must have all required items; incomplete applications will also be denied.

Behavior/Criminal History- A history of behavior which constitutes a direct threat to the health or safety of other individuals will disqualify an applicant. Any applicants that have been convicted of a felony, drug related crimes and/or burglary, robbery, vandalism, aggravated assault or any other violent crime against persons or property would not be accepted.