

Empire Management Rental Qualification Standards

Application

To be completed by each applicant, without omissions or falsifications. A fee of \$30.00 will be charged for each application. The applicant must provide proof of identity and a social security card. False information given on an application will entitle management to reject the application. Management must be able to verify all requirements to this guideline. Each person over 18 years or older must complete a rental application and married couples may qualify jointly.

Each Applicant is Subject to denial based on any of the following categories:

- 1) **Income**
- 2) **Credit Check**
- 3) **Rental History**
- 4) **Job Stability**
- 5) **Criminal Background check**

Income

Gross income must be three (3) times the rental amount or is an automatic denial. Over time income is not qualified income. Guarantors of lease applicants must have a gross income of four (4) times the rental amount. All income included in qualifying procedures such as alimony, child support, etc. requires written verification. The self-employed must provide documentation of verifiable income, such as Income Tax Returns for the previous two (2) years.

Credit Check

A complete check of credit history will be made and all credit reported in the last three years will be reviewed for satisfactory credit history, as reported by the credit bureau.

Rental History

Present and previous residence must have prompt payment record and sufficient notice given. Derogatory rental history will be an automatic denial.

Employment

Taxable employment must be verifiable with two (2) current pay stubs before the inception of the application by management.

Denial

Applicants will be denied if all information is not obtained within 5 working days. It will be the applicant's responsibility to obtain information we cannot get. Empire management reserves the right to deny any applicant based on income, credit, and rental history. If any false information is contained in any application, the applicant will be denied.

Rental Qualification Standards

-Page 2-

Known criminal convictions for any of the following will result in denial of application: Arson, Armed Robbery, Rape, Child Molestation, Murder, terrorism, Manufacturing Drugs and Child Abuse.

Known criminal convictions with the past seven years in any of the following will result in denial of application: Assault, Burglary, Kidnapping, Felony theft, Possession or Selling Drugs, and parole Violation.

We reserve the right to individually evaluate the nature of less violent crimes and make discretionary determination of denial or approval based on the circumstances involved in all offences within the last seven years.

Age

All heads of household must be at least 18 years of age unless familial status applies. Minor's and/ or dependents will be listed under "occupant" Status.

Security Deposits

A security deposit is a set amount paid by a prospective resident, the return of which is dependent upon the fulfillment of the contract and apartment being returned in the same condition to management, with the allowances made for normal wear and tear.

Pets

Empire Management allows only one (2) cat per apartment, with the consent of management.

Water Furniture

No water furniture is permitted in your apartment without prior written permission from management. The resident must provide a copy of insurance coverage prior to move in.

Equal Housing

Empire Management, Inc. and its employees are pledged to the letter and spirit of the United States Policy for the achievement of equal housing opportunities throughout the nation. We encourage and support affirmative advertising and marketing program in which there are no barriers to obtaining housing because of Race, Color, religion, Sex, Handicap, Familial Status, or National Origin.