

RENTAL CRITERIA

The Enclave at Buckhorn Crossing Apartments

Welcome to The Enclave at Buckhorn Crossing, an Alpha-Barnes Real Estate Services managed property. With extensive experience in property management, the professionals at Alpha-Barnes Real Estate Services award residents a high standard of living and exceptional customer service. The following rental criteria are compiled to ensure that an Alpha-Barnes Real Estate Services community is your BEST MOVE.

- Alpha-Barnes Real Estate Services is an equal housing opportunity provider. We do not discriminate on the basis of race, color, religion, sex, handicap, familial status or national origin.
- Before touring an apartment we require a valid driver's license or other government issued photo identification.
- All applications for apartments: 1) will be accepted on a first come-first served basis, 2) are subject to the availability of the apartment type requested, 3) will be approved by complying with the rental criteria listed below, and 4) require the receipt of the application fee, administrative fee and security deposit.
- Rental applications are to be completed entirely. Any omissions or falsifications may result in rejection of an application or termination of lease.

Our rental criteria process verifies your rental history, employment, criminal background and credit history. Applicants who are not approved due to credit history will be notified in writing pursuant to the Fair Credit Reporting Act.

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All applicants must comply with the following prior to occupancy:

- Applicant must be of legal age (18 years or legally emancipated). All household members 18 years or older must complete an application.
- Applicant's gross monthly income must be at least 2 ½ times the resident's rental portion. Those having a gross income of less than 2 ½ times the monthly rental portion will not be approved without an approved co-signer. Applicants with no verifiable rental history (meaning under a legal lease contract) must pay an additional deposit equal to one month's rent.
- Previous rental history will be reviewed and no negative rental history will be accepted. Negative rental history is described as, but not limited to: failure to pay rent timely, and/or eviction filed, any damages owed, repeated disturbances, reports of drug dealing, manufacturing, gambling or prostitution and allowing persons not on the lease to reside in the apartment. Co-signers will not be accepted for negative rental history. Pursuant to the Fair Credit Reporting Act, applicants declined due to negative rental history reflected on their credit report will be notified in writing.
- Applicant must have verifiable employment or if unemployed (retired, disabled etc.) must provide documentation illustrating the ability to pay rent, plus verifiable sources of income. Applicants unable to provide such documentation will not be approved without an approved co-signer. If self-employed the applicant must provide a photocopy of tax return from the previous year, a financial statement from a CPA verifying employment and income, or photocopies of the three most current bank statements illustrating the ability to pay rent.
- Your application will be denied if your criminal history contains any felonies, or misdemeanor's involving any controlled substance, drug paraphernalia, violence, assaults, weapons or sexual crimes, even if currently serving deferred adjudication, convicted or case pending. In addition, we reserve the right to refuse to lease to you or any of your occupants which have been convicted of a crime that poses a serious threat to other residents, the staff or the property.
- Applicant must not have more than two persons residing in a one-bedroom apartment, not more than four persons in a two-bedroom apartment, not more than six in a three-bedroom apartment.
- Each applicant is required to pay a non-refundable \$45 application fee or \$55 for married applicants.
- Below are Security Deposit and Administrative Fee Amounts:

Security Deposits (Refundable)	Administrative Fee (Refundable if only not approved, per the application)
1 br. \$100	\$100
2 br. \$125	\$125
3 br. \$175	\$175

- The Security Deposit is refundable upon completion of the lease term according to the contract or upon cancellation **within 72 hours of approval**, otherwise it is forfeitable. Applicants rejected will receive a refund of their Security and Pet Deposit and Administrative Fee, if paid. Security deposit(s) will be forfeited if applicant falsified any information on application. **Applicant's Initials** _____
- Pets are welcome at The Enclave at Buckhorn Crossing. Breed Restrictions are Chow Chow, Dalmatian, Doberman Pinscher, German Shepherd, Pit Bull, Rottweiler, and Shar-Pei. (No canines that are mixed with breed restricted animals will be allowed). Applicants requesting reasonable accommodations will be allowed to have one (1) common household pet verified by a medical physician. The applicant must enter into a Pet Agreement and comply with all pet policies. Pet Deposits are:
 - 1 Pet (under 25 lbs.) \$450 - \$250 non-refundable, \$200 refundable
 - 2 Pets (under 25 lbs.) \$600 - \$400 non-refundable, \$200 refundable
 - 1 Pet (26 – 70 lbs.) \$600 - \$400 non-refundable, \$200 refundable
- Applicants understand that they will not be able to occupy or take possession of an apartment unit until all supporting paperwork is complete and signed by all parties.
- All payments for application/admin fees and security deposit, rent and any other monies paid to the property must be made in the form of check (no temporary checks), cashier's check or money order. **NO CASH IS ACCEPTED AT ANY TIME.** **Applicant's Initials** _____

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

