

**SK Properties**  
**Resident Qualifying Criteria**

We are delighted that you are interested in leasing a dwelling in our apartment community. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

1. A separate rental application must be fully completed, dated, and signed by each applicant and all co-applicants. Spouses can complete one rental application.
2. The rental application will be reviewed at the time of submission to ensure we have all information needed to determine your eligibility.
3. Each applicant must provide government photo identification and allow it to be photocopied.
4. Applicants who are first-time renters or who do not have sufficient income under paragraph 6 (below) may qualify by having the lease guaranteed by a guarantor. The guarantor must have a gross monthly income of at least 4 times the monthly rent and must meet all other qualifying criteria. The guarantor must complete and sign a lease guaranty agreement. The lease may be guaranteed only by a relative or employer.
5. If applicant's family will be occupying the dwelling, the family size must be appropriate for the available apartment, i.e., no more than two persons per bedroom. Children younger than six months are not considered occupants. See our attached occupancy policy for families.
6. Employment and monthly income must be verifiable at 3 times the rental amount.
7. 6 months verifiable employment required.
8. 6 months verifiable rental history required.
9. Applicant(s) may be denied occupancy for the following reasons:
  - a. Falsification of application by any applicant
  - b. Incomplete application by an applicant
  - c. Insufficient income (total of all applicants)
  - d. Criminal conviction history of violent or sexual crime committed by an applicant or by other occupants (including children) who plan to live in unit
  - e. Poor credit history of any applicant (credit reports are obtained; previous bankruptcy requires an additional security deposit equal to one month's rent)
  - f. Poor rental profile of any applicant (rental history reports are obtained). Rental history of:
    - i. Non-payment of frequent late payment of rent
    - ii. Eviction
    - iii. Drug Use
    - iv. Poor Housekeeping
    - v. Poor supervision of applicant's children
    - vi. Unruly or destructive behavior by applicant, applicant's children or applicant's guests
    - vii. Violence to persons or property by applicant, applicant's children or applicant's guests

We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability or family status. We comply with all Fair Housing laws.

**I HAVE READ AND UNDERSTAND THE ABOVE RENTAL CRITERIA**

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Applicant Signature

Date

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Applicant Signature

Date

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Owner's Representative Signature

Date