

*Three Fountains One*  
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**QUALIFYING POLICIES AND PROCEDURES FOR TOURING AND LEASING**

**TOURING:**

Must have positive identification.

Must have a move-in date with-in 30 days.

Must have all roommates present at time of touring.

When residents do not constitute a family under fair housing laws, they must adhere to the following density requirements:

1 bedrooms 1 bath = 2 persons

2 bedrooms 2 bath = 3 persons

2 bedrooms 1 bath = 2 persons

3 bedrooms 2 bath = 3 persons

2 bedrooms 1 ½ bath = 3 persons

3 bedrooms 2 ½ bath = 4 persons

**RENTAL CRITERIA:**

1. Have someone at least 21 years of age occupying the apartment, unless the resident constitutes a family under the fair housing law.
2. Have a minimum of (3) three good credit references with the credit bureau report with no derogatory ratings.
3. Have a minimum of (6) six months good rental history with no derogatory and no debt owed to previous apartment community.
4. Have a minimum of (1) one-year verifiable employment, past or present.
5. Have a combined minimum income of at least (3) three times the cost of the apartment leased or its plus electric equivalent.
6. Must clear a criminal check.
7. Must provide accurate and complete information on the application form.

If the prospective resident qualifies on **ALL BUT ONE** of the above requirements, they may **pay an additional security deposit** equivalent to one month's rent.

In order to hold an apartment, a specific apartment must be selected, a firm move-in date must be decided upon, an application must be completed and the application deposit and a non-refundable application fee must be paid.

**APPROVAL:** The prospective resident will be notified when the application has been approved or approved with added deposit. Three (3) attempts will constitute notification.

**SHOULD FOR ANY REASON, THE RESIDENT DECIDE TO CANCEL AFTER THE APPLICATION HAS BEEN APPROVED OR APPROVED WITH ADDED DEPOSIT, THE ENTIRE DEPOSIT IS NON-REFUNDABLE.**

**I/We have read and understand the above listed requirements and agree to the terms as indicated above.**

\_\_\_\_\_  
Prospective Resident

\_\_\_\_\_  
Prospective Resident

Date: \_\_\_\_\_