

HIDDEN GLEN MOBILE ESTATES /TOWN & COUNTRY ESTATES
STATEMENT OF RENTAL POLICY

This community will not discriminate against any person based on race, color, religion, sex, national origin, familial status, or disability.

Occupancy Standard

TWO (2) PERSON MAXIMUM OCCUPANCY PER BEDROOM

SPACE RENTAL APPLICATION EVALUATION GUIDELINES

- Age Requirement: Lease holder (s) must be 18 years of age or older. All occupants 18 years of age or older will be required to complete an application. (Even if living with parent or guardian)
- Employment Verification: Lease holders must be employed or show written evidence of regular income.
- Self Employment: Must provide the previous years personal income tax return and the previous two (2) months personal bank statements as evidence of sufficient income. Persons who hold jobs that are commission only, or base salary plus commission, or tips, or bonuses will be considered self employed.
- Residency: Up to two (2) years residency history will be reviewed and must exhibit no derogatory references. Any debt owed to a rented property must be paid before lease can be approved.
- Credit Requirements: Credit history will be reviewed and no more than 1% of the total accounts can be over 60 days past due or charged to collection in the past two (2) years.
- Criminal History: Must exhibit no criminal conviction involving violence, firearms illegal drugs, theft, destruction of property or any crime involving a minor. (This includes persons who have received adjudication and/or have not yet satisfied the probationary period of a deferred adjudication for any of the above offenses.)
- Application Fee: Application fee is non refundable and is \$_____per single applicant, or \$_____per married couple.

ADDENDUM TO THE APPLICATION

Are you a current user of a controlled substance? _____

Have you ever been convicted of the illegal use, the manufacture, sell or distribution of a controlled substance? _____

I understand and accept these qualifying standards and have truthfully answered all questions. Further, I understand that falsification of rental application information will lead to the denial of rental. These rental policy guidelines enable us to accept as prospective residents, those individuals who are credit worthy and do not have a criminal background. This rental property does not insure that all individuals residing on or visiting the property conform to these guidelines.

PROSPECTIVE RESIDENT DATE

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AGENT FOR OWNER TITLE DATE