

Towne Square Realty Rental Criteria

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Submission of Application:

- TAR application required for each occupant 18 years and older.
- Incomplete or inaccurate application may be rejected and fees will be retained.
- All applications must include a copy of applicant's photo ID.

Rental History

- Rental history or home ownership that can be verified by landlord or credit report.
- Proper notice given to current or previous landlords.

Employment History

- Gross Income (including co-applicants) shall be a MINIMUM of three (3) times the rent amount. Must be able to document all income.
- Ability to pay all deposits and 1st month's rent in full, prior to move-in.

Pets

- Pets are allowed on a case by case basis with approval by the property owner. A written pet agreement is required which will identify each pet. \$250.00 pet deposit is charge for EACH pet. Unauthorized pets on a property result in fines to the tenants.
- Tenants may be charged for additional pest control.

Application Fees

- Each application requires a \$35.00 application fee.
- Fees are payable to Towne Square Realty.

Reasons for Denial of Application:

- Falsification and/or incomplete application(s)
- Insufficient income by applicant(s)
- Criminal conviction history of violent or sexual crimes by any applicant or occupant (including children).
- Poor credit history of any applicant
- Applicants failure to pay utility bills
- Poor rental history

The above criteria is subject to change without notice and/or due to individual circumstances.

We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability or family status.

I HAVE READ AND UNDERSTAND THE ABOVE RENTAL CRITERIA

Applicant #1	Date	Applicant #2	Date
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Applicant #3	Date	Applicant #4	Date
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Owner's Representative	Date
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