



# STATEMENT OF RENTAL POLICY

**DJ Acquisitions**  
**Revised 7-16-18**



The resident qualifying criteria, listed below, explains our company policy in regard to standards, which must be met in order to reside in one of our communities. It is our sincere intent to offer our residents the best possible community living environment.

**DJ Acquisitions** does not discriminate against any persons because of race, color, religion, sex, sexual orientation, national origin, familial status, or disability. If you have any questions regarding the qualifying criteria, please do not hesitate to ask the Property Manager. Our goal is to serve your housing needs.

**The following are the criteria that an applicant must meet in order to reside in our communities.**

1. **Present & Past Credit Report:** An application **MAY** be rejected for any one or more of the following:
  - a. Any landlord debt within the last two years
  - b. More than one landlord debt
  - c. Any suit not remedied or pending
  - d. FICO Credit Score: 550+ Approved, 500-550 Approved with conditions, under 500 the application would be declined.
  - e. Name but no credit bureau but no credit, Conditionally Approved
  - f. Credit bureau report with only one trade line, Approved
  - g. Utility debt will require debt to be paid
2. **Present & Past Rental History:** Any application **MAY** be rejected for any one or more of the following:
  - a. Any history in the last 2 years of having broken a lease ("skipped") without consent of the landlord
  - b. Any eviction from previous housing in the last two years or more than one
  - c. Any instance whereby the previous landlord files for summary ejection, detainer warrant or judgment for monies owed
  - d. Any landlord reference wherein previous or present management indicates that the applicant was destructive to the apartment or surroundings public areas. This includes destruction by any household member and/or guests of the applicant
3. **Income Requirements:** Any application **MAY** be rejected should verification and/or documentation not be sufficient to support the necessary income requirements. All applicants must show evidence of six months' worth of gross monthly income equal to two and a half (2.5X) times the monthly rent. Sources of verifiable income include, but are not limited to the following:
  - a. Current employment wages (If self employed, prior years tax forms must be provided)
  - b. Future employment wages with proper documentation from a future employer
  - c. Interest payments received from saving accounts, money markets, C.D.'s, regular trust fund documentation, etc.
  - d. Social Security benefits, documented child support, and alimony payments
4. **Age to Rent:** All applicants for residency must be at least 18 years of age.
5. **Occupancy Limits:** Two (2) per bedroom
6. **Criminal Background:** The following applies to all lease holders and/or occupants
  - a. Any felony conviction within the last 7 years will be declined.
  - b. Certain misdemeanors within the last 5 years will be declined.
  - c. Applicant with a conviction of a crime or criminal history, regardless of the criminal classification that would adversely affect the health, safety, or welfare of themselves, other residents, or the viability of the community may be declined.
7. **Acknowledgement:**
  - a. The application-processing fee is non-refundable.
  - b. Falsification of information will result in denial of residency.
  - c. Please note that the rental criteria are current guidelines. There may be residents and occupants residing at the community prior to current criteria going into effect. Our ability to verify whether these requirements have been met is limited to the information available at the time the application is processed as verified by the various tenant screening, credit bureau, and criminal background agencies employed.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date