



Rental Criteria

Welcome to your new apartment. Thank you for choosing Diamond Elite and Us as your new place to live! In order to reside in our community, we require that each adult 18 years of age, or older, should fill out an application, and meet certain rental criteria. Before you fill out our Rental Application, we suggest that you review these requirements to determine whether you meet them. Please note that the term "Applicant" provided below applies to all Residents to be identified on the Apartment Lease Contract and the person or persons to be responsible for paying rent. Please note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by the Apartments prior to these requirements going into effect; additionally, our ability to verify whether these requirements have been met is limited to the information we receive from the various credit reporting services used.

All prospective residents may be required to provide proof of the following standards to include, but not limited to:

OCCUPANCY GUIDELINES:	2 Person per Bedroom
INCOME:	Total monthly combined household income must be at least two and one half (2.5) times the amount of the apartment monthly rental rate. If income requirements are not met, management may require the applicant to have a guarantor and / or pay a Security Deposit in the amount equal to two-month rent.
EMPLOYMENT:	Prospective residents must have (1) verifiable employment in this country, or (2) verifiable source of income. If applicant is self-employed or receives money from non-employment sources, the applicant must provide (1) a photocopy of a tax return from the previous year, or (2) provide a financial statement from a CPA verifying employment and income, or (3) photocopies of the three most current bank statements.
STUDENT STATUS:	Diamond Elite require all students looking to reside at our properties to have student status. To qualify, you must be enrolled in a degree program, either full or part time. You may be asked to verify student status by showing a current student I.D. card or other satisfactory proof of student status. If applicant is a full-time student, they may be asked to produce a copy of their I-20 (Certificate of Eligibility) and that living expenses noted on the financial aid certificate equals 3.5 times the monthly rental obligation.
IDENTIFICATION:	All applicants must have a government-issued photo I.D.
NON-CITIZENS:	Applicants who are citizens of another country must provide (1) a passport; (2) the INS document that entitles the applicant to be in the United States and (3) proof of employment in this country or an I-20 verifying student status and proof of enrollment. Diamond Elite may ask to make a photocopy of any of the applicant's INS documents, passport and visa. In addition, for applicants who do not have credit history in this country and/or a guarantor, <i>Diamond Elite, May at the sole discretion of management. accept in lieu of the credit/guarantor requirements the purchase of a Surety Bond in the amount equal to two-month rent.</i>
CRIMINAL HISTORY:	A criminal history check will be done on all applicants over the age of 18. Under no circumstances can a waiver be granted to any new applicant who has a felony conviction, a sex offense conviction, or whose name appears on a sex offender registry maintained by law enforcement officials. Misdemeanors against a person will be reviewed and approved at the sole discretion of management.
RENTAL HISTORY:	Previous payment history will be reviewed, and negative rental history will not be accepted. Negative rental history is described as, but not limited to, any damages owed, rental related debt as described above, delinquent rental payments, and/or evictions filed within the past (10) Years.

CREDIT HISTORY:

A credit history check will be done on all applicants over the age of 18, Under no circumstances can waiver be granted to any new applicant with no credit history, without a co-signer, if applicant has a credit score below 620, or any negative payment history, we might require at the sole discretion of management, either a co-signer or a security deposit equals two month or both,

GUARANTOR QUALIFYING PROCEDURES:**INCOME:**

The guarantor's gross monthly income must total at least three and one half (3.5) times the sum of the monthly rental rate. Guarantor must have (1) verifiable employment in this country, or (2) verifiable source of income. If guarantor is self-employed or receives money from non-employment sources, the guarantor must provide (1) a photocopy of a tax return from the previous year, or (2) provide a financial statement from a CPA verifying employment and income, or (3) photocopies of the three most current bank statements.

CHECK WRITING CODE:

The guarantor must have a check writing verification of "accepted".

RESIDENCY:

The guarantor must reside in the United States.

Diamond Elite Estates, LLC supports the Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, sex, national origin, handicap or familial status.

I HAVE READ AND UNDERSTAND THE RENTAL POLICIES OF THIS COMPANY.

Applicant Signature

Date

Guarantor Signature

Date

