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## RENTAL QUALIFICATION GUIDELINES

*Rent-LBK will not rent to an applicant under the age of 18.\*  
(\*unless otherwise specified by Fair Housing Laws)*

You will be required to leave a valid driver's license or photo-ID in the leasing office while touring our community.

### GUIDELINES USED TO QUALIFY RESIDENTS OF OUR COMMUNITY

- Income** You must have verifiable income that is at least 3 times the amount of rent.
- Employment** You must be presently employed with job history that includes 6 months with your current employer or 6 months with your prior employer.
- Rental** All your prior lease agreements must have been fulfilled. You must have had no more than 2 late payments and no more than 1 insufficient check payments with a 6-month period. You must not owe money to another rental property. Your rental references must be favorable.
- Credit** Your credit history must not have judgements, bankruptcies, foreclosures, repossessions, write-offs or collections within the last 12 months. You must currently owe no more than \$500 in delinquent payments. You must have no outstanding federal tax liens.
- Guarantors** If you do not meet our rental qualifications, we may require you to provide a guarantor. However, a guarantor cannot overcome money you owe to other rental properties. Each guarantor must pay a non-refundable fee to process the application.
- Convictions** Certain felony convictions against you or other proposed occupants of your rental unit may disqualify you.
- Application** Each applicant must pay a non-refundable fee to process the application.
- Occupants** The number of occupants in your rental unit may not exceed the designated number per Floor plan as shown below. An infant must be at least 12 months old to be considered an occupant.

Rental Unit Size	Maximum Occupants
Efficiency	2
1 Bedroom	2
2 Bedroom	4
3 Bedroom	6
4 Bedroom	8

***Any false information on the application AUTOMATICALLY DISQUALIFIES the applicant.***

**Rent-LBK will not discriminate against any person because of RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS OR HANDICAP.**