

ALARA COOL SPRINGS

QUALIFYING CRITERIA

EQUAL AND FAIR HOUSING – We do not discriminate on the basis of race, color, religion, sex, disability, familial status or national origin.

AVAILABILITY – Applicants for apartment homes will be accepted on a first come, first serve basis and are subject to the availability of the apartment floor plan requested.

RENTAL APPLICATIONS – Rental applications must be completed by each applicant (defined as all residents to be identified in the lease as the person or persons responsible for paying the rent). Original Government Issued photo identification is required for all occupants and a copy will be made a move-in and kept in the resident's file. For non-U.S. citizens, we accept the following INS forms: Form I-551 – Permanent Resident Card, Form I-688 – Temporary Resident Card or I-688A – Employment Authorization Card or any INS replacement of these three. It is also required that INS Form I-94 – Arrival / Departure Record be accompanied by a passport and visa from the applicant's home country. Any omissions or falsifications may result in rejection of an application or termination of a lease. All applicants must be a minimum age of eighteen (18) years of age.

QUALIFYING CRITERIA – In approving an applicant for residency, the following criteria must be met:

RENTAL HISTORY – 2 years of verifiable history on current and / or previous addresses. Applicant must provide a lease and rental receipt if rental is or was from a private owner. An applicant may not have any unresolved debts to a current or previous landlord / mortgagor. The latter will result in automatic rejection. The following will be cause for rejection as a result of information gathered from prior landlords: repeated disturbance of neighbor's peace; reports of unsavory or illegal activity (drugs, gambling, etc.); damage beyond normal wear and tear; reports of violence or threats to neighbors or landlord; allowing persons not on lease to reside in apartment; failure to give proper notice before moving; failure to make timely and correct rental payments.

EMPLOYMENT – Each applicant must have verifiable current employment and 2 years of employment history or a verifiable source of income. Full-time students may require a co-signer, proof of enrollment or graduation. Self-employed individuals must provide a financial statement from a CPA or previous year's tax return.

INCOME – Gross income per individual or married couple must be 3 times the amount of market rent. Roommates must qualify individually and are required to make 2.5 times the amount of market rent. If not verifiable by their employer, RAM will require a copy of the previous year's tax return filed with the IRS or the past six (6) months of paycheck stubs or bank statements. Fixed monthly obligations must not exceed 60% of income.

ROOMMATES – Each roommate must qualify individually at a minimum of 2.5 times the apartment’s market rent. Each roommate will be responsible for the entire rental payment and each must execute the lease agreement. No partial or split payments will be accepted.

GUARANTOR – A guarantor must complete an application and meet all leasing criteria and must make 5 times the apartment rental rate in monthly verifiable income. Co-signers must have current verifiable residency in the state of TN.

CREDIT – Each applicant’s credit report will be requested and processed. Accounts must be in good standing with creditors. All applicants must score above the established level to be approved. The established level and / or the scoring sheet will be produced upon request. In the course of bankruptcy, good credit must be established since the bankruptcy.

CRIMINAL HISTORY – A criminal background check will be performed on all occupants age 18 and over. Applications will be rejected for any felony convictions. Additionally, any applicant convicted of any sexual crimes, weapon charges, crimes against persons or crimes related to the sale or manufacture of a controlled substance will be declined.

OCCUPANCY – No more than two occupants per bedroom in each floor plan. The following are the requirements:

- One Bedroom – Two (2) Persons
- Two Bedrooms – Four (4) Persons
- Three Bedrooms – Six (6) Persons

APPLICATION FEE – A non-refundable \$ 50 single / \$75 joint application fee will be submitted by applicant(s).

SECURITY DEPOSIT – A good faith deposit of \$ 450.00 will be submitted along with the rental application(s) to reserve an available apartment home. Applicant(s) have 72 hours to cancel their application(s) in writing and receive a full refund of their good faith deposit as set forth above. Application(s) may take longer than 72 hours to verify based on the information provided by the applicant(s). Therefore an applicant(s) 72 hours written cancellation policy is not contingent upon the applicant(s) application being approved. If an applicant(s) application is denied, based on an applicant(s) not meeting RAM’s leasing criteria, RAM will refund, in full, the \$450.00 good faith deposit within 30 days from the date of denial. Once the application has been approved \$ 200.00 of the good faith deposit is applied toward the apartment’s security deposit, \$ 250.00 is applied toward the apartment’s administrative fee. The security deposit of \$ 200.00 is refundable, providing all provisions of the lease agreement are met upon date of move-out.

RENTAL PAYMENTS – Rent is due on the **1st** day of each and every calendar month and late thereafter. There is a service charge, in the amount of **10 %** of your lease’s rental rate for any rent paid after the **5th** day of each calendar month. No partial payments and only one check per apartment for the full rental amount due will be accepted. Checks, cashier’s checks or money orders are the requested forms of payment. All returned checks will be assessed an NSF fee of **\$30.00**, in addition to the **10%** late fee. After one (1) NSF is tendered, lessee(s) will be on a money order or cashier’s check basis for the rest of their lease term.

GRILLS – The use of a charcoal or gas grill is strictly prohibited at all times. There are designated grilling areas located on the property.

VEHICLES – Two vehicles will be permitted per apartment home. Boats, trailers, commercial vans and /or trucks and campers will not be permitted on the property at any time, without management’s prior written approval.

WATER ITEMS – Waterbeds and aquariums are only permitted with management’s written approval. RAM requires proof and verification of renter’s insurance specifically outlining coverage for these items. This proof of renter’s insurance coverage will be required prior to signing your lease agreement.

PETS – Up to **two** pets per apartment home will be accepted upon management’s written approval. A pet fee of **\$350** for one per and **\$450** for two pets must be paid before the pet will be allowed to reside in the community. Additionally, per rent will be added to your lease agreement **\$10.00** for one pet and **\$20.00** for two. Pets are accepted up to **75 pounds** and must be kept on a leash at all times. The following animals are considered to be vicious animals and are not accepted at ALARA Cool Springs, Pit Bull Terrier, Doberman, Rottweiler and Chow.

I / We have read and agree to the above criteria from which my / our application(s) will be approved.

Applicant

Date

Applicant

Date

Applicant(s) specifically authorizes and acknowledges that a criminal background check will be performed.

_____ Applicant(s) initials _____ Applicant(s) initials

_____ Applicant(s) initials _____ Applicant(s) initials





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The following *convictions* reported on the criminal background checklist will result in automatic denial of your application:

- Any Felony Convictions (time limit 10 years from the disposition date)
- Any Terrorism-related Convictions (time limit 10 years from the disposition date)
- Any Prostitution-related Convictions (time limit 10 years from the disposition date)
- Any Sex-related Convictions (no time limit)
- Any Misdemeanor Crimes against person (time limit 10 years from the disposition date)
- Any of the above-related charges resulting in “Adjudication Withheld” and / or “Deferred Adjudication” – Felonies only.
- Active Status on probation or parole resulting from ANY of the Above.
- Any of the above-related charges and / or warrants showing as pending and / or awaiting a disposition.

Management makes every reasonable effort to attempt to verify each applicant’s criminal background history with information provided by applicant. Management cannot guarantee all background checks will disclose all potential criminal history. Therefore, management may not be held liable for information not discovered during investigation.

Applicant Signature

Date

Applicant Signature

Date

Management Signature

Date

