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LEASE APPLICATION CRITERIA AND STATEMENT OF RENTAL POLICY FAIR HOUSING

Arbor Properties complies with Federal and Local Fair Housing Laws. We do not discriminate based on race, color, sex, familial status, sexual orientation, age, student status, disability, religion, or national origin.

APARTMENT AVAILABILITY

Any apartment is leased on a first-come, first-served basis.

OCCUPANCY

A maximum of two persons are permitted per bedroom, or two persons and an infant per bedroom if the infant will not reach the age of two (2) years old during the term of the lease.

APPLICATION

A rental application must be completed by each applicant and each occupant over 18 years of age.

CRIMINAL HISTORY

Felonies or pending charges that could result in a felony conviction, automatically deny an individual's application. The management does not lease to any known felons; however, we cannot represent or warrant that there are no felons residing on the property due to the limited accessibility of obtaining such information.

Residents and occupants must meet the criminal history criteria.

INCOME / FINANCIAL HISTORY

1. Monthly income should exceed three (3) **times the monthly rental rate (or the portion of your rent) of the unit desired**. All residents' income when taken together should meet this requirement.
2. If income cannot be verified by an employer, the resident must provide additional sources of verifiable income that meet property requirements i.e., retirement, social security, and tax returns.
3. Bank statements are acceptable if the monthly average balance for the last six months equals the sum of rent due for the first six months of the leased unit. For example, if you have applied to lease an apartment renting for \$300.00 per month, the average balance in your bank account for each of the last six months should be \$1,800.00 (\$300 x 6)

CREDIT

The applicant's credit should be favorable, considering all other criteria.

EMPLOYMENT HISTORY

Applicant should have two (2) years of verifiable employment history.

RENTAL HISTORY

Applicant should have two (2) years of verifiable rental history. If the rental history is unfavorable, the application can be denied.

If an area of credit history is unfavorable but rental history is favorable, the applicant may be required to pay rent in certified funds (cashier's check or money order). The credit check could also return "double deposit required".

MILITARY REQUIREMENTS

All Armed Forces must present documents with information on the length of the term in San Antonio. Any such term less than 6 months will require an additional \$100.00 upcharge with no move-in special promotion.

If orders are given before the 6-month period is up, the move-in special will be charged back.

CO-SIGNERS

Persons who do not meet the above criteria and who do not have unsatisfactory rental performance may qualify if they have a qualified co-signer. The co-signer must meet all criteria with the exception of income requirements, which should be six (6) times the amount of the rental rate of the desired unit. If there is more than one co-signer, all co-signers income when taken together should meet the income requirements.

RENTAL PAYMENT

Monthly rent is due on the 1st of each month. There will be a late charge penalty for all rent paid after the 3rd of the month. All returned checks will be assessed a service charge plus applicable late charge.

APPLICATION FEES

All individual applications will require a \$50.00 fee. The application fee is due at the time you complete the online application.

OTHER

Please submit the security deposit by separate check or money order or online via the applicant portal.

If you have any questions, the manager or leasing agent will be happy to answer them for you.

I have read the above application and rental criteria and understand the information within. I understand that all information contained within the rental application is subject to verification by the management.

APPLICANT SIGNATURE

DATE

MANAGER

DATE

APPLICANT SIGNATURE

DATE