

**MANHATTAN MANAGEMENT
MEADOW RIDGE APARTMENTS
RENTAL GUIDELINES**

All applicants will be approved on the following basis:

- 1) Head of household must be 18 years of age or older. ALL OCCUPANTS OVER 18 MUST COMPLETE AN APPLICATION.
- 2) Maximum number of occupants per unit:
1-bedroom-2 people
2-bedroom-4 people
- 3) Minimum of 12 months of verifiable employment history.
- 4) Minimum of 12 months of verifiable rental history. Must be clear of lease violations.
- 5) Gross income of 3.5 times the amount of monthly rent.
- 6) Evaluation of credit report/ background check.
- 7) Must be clear of any lease violations or utility bills.
- 8) Must have given required Notice of Intent to Vacate to previous landlord.
- 9) No indication of repeated tendencies toward violent acts or illegal activities.
- 10) In the selection of applicants, Manhattan Management will not discriminate based on the race, color, national origin, religion, sex, handicap, age, marital status, familial status, and equal opportunity laws.
- 11) If applicants do not meet the above requirements, then a co-signer, increased security deposit, or pre-payment of lease could be required.
- 12) Roommates MUST qualify separately. Roommates will be required to fulfill entire lease, unless a termination fee is paid, which then will release all parties from the rental agreement. Separate application fees and deposits are **REQUIRED.**
- 13) Bankruptcy (chapter 7 or 13) must be dismissed before application may be approved.
- 14) No felonies within the last 7 years.

Any fraudulent, deceptive or absent information relevant to rental or credit history will result in rejection of this application and forfeiture of deposits.

A deposit will hold an apartment for a specific amount of time; if you wish to cancel or withdrawal your application from a specific apartment all deposits will be forfeited.

I have read and understood the above criteria from which my applicants will be approved.

Applicants Signature

Date

Applicants Signature

Date