

# Student Housing Rental Criteria

All students are expected to apply with a Guarantor. Please contact us if you do not have a Guarantor.

**Application Fee:** An \$18 non-refundable application fee for each student application. A \$17 non-refundable application fee for each Guarantor application. Any inconsistencies will result in an automatic denial of application. Completed applications are reviewed in the order in which they are received. Upon approval, applicant must sign the contract and pay the deposit in order to hold the rental.

The following criteria will be used to evaluate all applications for tenancy:

**Rental History:** Applicants must provide name, address and dates of tenancy for previous landlords for two years. An application will not be approved if there are previous evictions, damage to property, defaults in rental agreements, a history of untimely rental payments or outstanding balances owed to other property managers or utility companies.

**Income:** The gross income of guarantor must be at least 5 times the monthly rental amount. Proof of income is due with application. Employment history should show that the employee has been with their current employer for at least 6 months

**Credit & Background Checks:** Disqualifications may include, but are not limited to, recent bankruptcy, collections, excess crime, or crime where one needs to publish their current address. (Above restrictions may be set aside with an additional security deposit or with a co-signer)

**Security Deposit & Rent:** Payment is due in full prior to occupancy.

**Renter's Insurance:** Renter's insurance is required for all tenants, and J & E Property Management & Sales, LLC must be listed as additional insured on policy.

**Reasons for Denial:** Any applicant, who has ever been evicted, has ongoing credit issues, a history of damaging property, poor rental references, has a criminal history, or provides false information.

Notification is given when an application is approved. **Approved applicants have 24 hours from the notification of approval to sign a lease agreement.** If lease agreement is not signed within that period then other applicants may be considered.

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I have read and understand this document