

Integrated Property Management-Watercrest at Bryan

Rental Requirements & Qualifications

May 27, 2009, 2009

Integrated Property Management supports The Fair Housing Act as amended, prohibiting discrimination in housing on race, creed, color, religion, sex, age, national origin, mental or physical handicap, familial status, marital status, ancestry or sexual orientation.

Please note that these are current rental requirements and qualifications, nothing in these requirements shall constitute a guarantee or representation by Integrated Property Management that all residents and/or current occupants have met these requirements and qualifications. The ability to verify if these requirements have been met is limited to the information received by the applicants and various consumer reporting agencies used.

Guarantor/Co-Signer:

If a guarantor is required, the guarantor must complete an application, meet all qualifying criteria applicable to the guarantor agreement, and sign a Lease Agreement. The guarantor is responsible for all monies that come due under the Lease Agreement and all terms and conditions of the Lease Agreement and Lease Agreement Addendums.

Multiply Applicants:

Each occupant, 18 years of age or over shall be subject to approval of all rental requirements and qualifications. Each occupant is fully responsible for the entire rental payment and each must execute the Lease Agreement and Lease Agreement Addendums. For each additional occupant there will be a charge.

Identity/Age/Social Security Verification:

A United States government issued photo identification will need to be presented by all applicants. All applicants must be at least 18 years of age. The only exception is that of an emancipated minor with original court documentation as proof. All applicants must have a United States government issued Social Security number in order for the verification process to begin. In the event that there is no United States Social Security number, the applicant must provide proof of foreign citizenship.

Confidentiality:

Integrated Property Management maintains a strict policy of confidentiality and privacy for all applicants and residents. Information provided on applications is not discussed with anyone other than the applicant. In addition, individual credit reports are not discussed with applicants.

Application Denied:

If your application is denied you will be notified in writing. The Security Deposit will be refunded. The application fee is non refundable. If your application is denied you will be given the name, address and phone number of the consumer reporting agency that provided the information to us.

Application Cancelled:

If for any reason applicant(s) falsifies or decides to cancel the application process and not lease the apartment, the Application Fee, and Community Deposit are non refundable and will be forfeited and retained as liquidated damages.

Additional Fees:

Other monthly fees that you will be required to pay in addition to your rental payment may include, but are not limited to: utilities such as water & sewer, electric, covered parking, trash removal and pet rent.

Income/Employment Verification:

Monthly gross income must be equal to or greater than two (2) times the monthly MARKET rental amount. Acceptable forms of verification are a recent pay stub, six (6) months of recent bank statements and/or a W2 form if self employed. If the applicant has had a recent job change, previous employment may be verified and the applicant must provide a copy of the employment agreement or written job offer letter from the new employer. In the event that the applicant does not have regular employment, a bank statement reflecting a balance equal to or greater than one (1) year's MARKET rent, and the first 6 months of the MARKET rent paid up front may also be considered. If we are unable to verify your income acceptance of your application will be withdrawn.

Pet Policy

All pets must fall within our pet guidelines and approved by management. No aggressive breeds allowed such as, Pit Bulls, Dobermans, German Sheppard's etc. A pet (small dog or cat up to 50lbs or 24' tall) is permitted with a signed animal agreement and requires a deposit. Residents may have one additional pet (dog or cat) with an additional deposit. No more than two pets (dog or cat) per apartment.

Occupancy Standards:

Occupancy shall be limited to no more than:

One Bedroom: Two (2) persons

Two Bedrooms: Four (4) persons

Three Bedrooms: Six (6) persons

Four Bedrooms: Eight (8) persons

Credit History:

