Spanish Trace Apartments Statement of Rental Policies

Revised 10/21/2009

It is the policy of Continental Property Company and French Quarter Apartments to treat all current and prospective residents in a fair, professional manner, without regard to race, color, religion, sex, familial status, handicap or national origin.

OCCUPANCY STANDARD: TWO PERSON MAXIMUM PER BEDROOM
(EXCEPTION: CHILD LESS THAN 2 YEARS OF AGE)

RENTAL APPLICATION EVALUATION GUIDELINES:

All applicants must be at least twenty (20) years of age. All persons 20 years of age or older, will be required to complete a rental application, pay a non-refundable application fee of $35.00 for single $45.00 for couple, and must be listed on the lease contract as a resident, even if living with parent or guardian.

• Applicant must have given sufficient notice to vacate to current landlord. Applicant may not have more than two (2) late payments and/or NSF checks in 12 months of residency. Any applicant with an unpaid housing debt (including foreclosures) or a prior eviction will be denied

The credit history will be reviewed and no more than 25% of the total accounts reported can be over 30 days delinquent, charged to collection or charged off in the past two (2) years. Medical collections and students loans (positive or negative) are excluded. Personal bankruptcies will be allowed if applicant meets all other qualifications and has re-established at least two positive credit references in the past 12 months.

Applicant must have verifiable current employment with a gross monthly income of at least three (3) times the rental rate. The applicant must be currently employed. If applicant has been on the current job less than 12 months, then verification of 12 months or more at the previous job is required. The most current paystub will be required if the employer will not verify the monthly income. Self-employed applications must provide a personal tax return from the previous year or the three most recent personal bank statements.

Roommates must each have a gross monthly income of at least two (3) times greater than the rental rate. Student loans are not considered income. All roommates must fill out an application, pay an application fee, must be listed on the lease as a resident and have full liability to fulfill all terms and conditions of the lease.

Application fees and deposits must be paid in full before the approval process is started. The application fee and deposit must be paid in two separate checks or money orders. If the application is not approved, then the deposit will be refunded within thirty (30) days of notification, unless the application contains falsified information, in which case the application deposit is forfeited and it is non-refundable.

Applicant agrees to permit a criminal investigation. Applicant must exhibit no crimes involving injury to persons, violence, firearms, weapons, drug violations, theft, damage to property, sexual offenses or any crime involving a minor, even if currently serving deferred adjudication, convicted, or case pending.

Everyone who views an apartment must have a state or government issued picture ID, with the exception of employees, relatives of employees, owners or investors.

Boats, Jet skis, and other recreational vehicles are not allowed on property.

No pets allowed.

Standard lease terms are 6,9 & 12 months. A family may occupy an owner's dwelling if the family does not exceed two persons per bedroom plus a child who is less than 2 years old and who sleeps in the same bedroom with the child’s parent, guardian, legal custodian, or person applying for that status. If the child reaches 2 years old during the lease term, the residents may stay in the unit for the remainder of the lease term.

Applicant point system requirements: 20 points for each person and 37 for a married couple

I understand and accept these qualifying standards. Further, I understand that falsification of rental application information will result in denial of rental. Continental Property Company's rental policies are guidelines, which enable us to accept as prospective residents those individuals who are creditworthy and do not have a criminal background. This rental policy does not ensure that all individuals residing on or visiting the property conform to these guidelines.

Prospective Resident Date	Prospective Resident Date
Prospective Resident Date	Agent for Owner Date