

GARMEL PROPERTIES

Tom Bennett 402-840-5094 Property Manager

STATEMENT OF RENTAL POLICY

Effective July 20, 2016

It is our sincere intent to offer our residents the best possible community living environment. GarMel Properties does not discriminate against any person(s) on the basis of race, color, religion, sex, sexual orientation, national origin, family status, or disability. If you should have any questions regarding the qualifying criteria, please do not hesitate to ask the Property Manager.

The rental criteria listed below explains our company policy with regard to standards that must be met in order to reside in one of our communities.

ALL applicants MUST have a Social Security number.

Income Requirements: Applicant(s) may be declined if income verification(s) is not sufficient to support necessary income requirements. All applicant(s) must show evidence of gross monthly income equal to or greater than three (3) times the monthly rent. Verifiable income may include, but is not limited to, the following:

- Current employment wages (if self-employed, prior years' tax forms must be provided)
- Proof of six (6) months consecutive employment
- Future employment wages with proper and verifiable documentation from future employer
- Interest payments received from savings accounts, money market accounts, C.D.s, trust fund documents, etc.
- Social Security benefits and/or documented child support
- Proof of at least twelve (12) months rent coverage from checking, savings, investments or trust fund(s)
- College Students must provide bank statement documentation of at least six (6) months consistent deposits – or -- verifiable documentation of parental contribution

Rental History: Applicant(s) may be declined for any one or more of the following:

- Absence of six (6) months consecutive rental history in which conduct in terms of payment history, lease agreement conditions (i.e. peaceful enjoyment of premises, damage or destruction of premises, fulfilled term, etc.) is deemed satisfactory
- Eviction from any previous landlord
- Any history of a lease break without landlord consent
- Any instance where previous landlord has filed a forcible entry and detainer action or obtained judgment for monies owed
- Any habitual late payment of rent
- Any material non-compliance of former rental agreement as indicated by a previous landlord
- Any landlord reference wherein previous or present management indicates that the applicant(s) was destructive to the unit or surrounding public areas. This includes destruction by any household member, guest, or invitee of the applicant(s)
- If the applicant(s) was not on the lease at the address of the reference(s) provided; in order for a reference to be valid, the applicant(s) must have been a party to the lease

Credit Report: Applicant(s) may be declined for any one or more of the following:

- Any credit obligation(s) thirty (30) days or more in delinquency or persistent late payments on any credit obligation(s)
- Real estate foreclosure
- Personal pending bankruptcy
- Repossession of property
- Any suit pending or not remedied or any unsatisfied judgment
- Absence of credit

Criminal Background: Applicant(s) may be declined for any one or more of the following:

- Any felony charges or conviction for any offense or conviction of a sexual offense regardless of nature or criminal classification will be declined
- Conviction of a crime or criminal history, regardless of the criminal classification that would adversely affect the health, safety or welfare of applicant(s), other residents or the viability of the community
- Conviction of a misdemeanor assault or conviction of a crime against another person

Applicant(s) agrees that the lease shall be terminated in the event the applicant(s) or other occupant(s), after moving onto the property, is involved in an offense involving possession, manufacturing, or sale of an illegal substance, delivery of a controlled substance, actual or potential physical harm to a person, or a felony sexual offense of any nature

Binding Contractual Agreement:

- It is the policy of GarMel Properties that all occupants of the unit, with the exception of dependent(s) of the leaseholder(s) MUST be listed as a lessee, and must be at least nineteen (19) years of age. All lessees must undergo the application process, remit applicable fees, and be approved by management prior to residing in the unit
- Only occupants that are direct dependents (children under 19 years of age) of the leaseholder(s) are allowed to be listed as occupants and not expressly named as a lessee, but as an occupant
- Co-signers are not accepted

Occupancy Limits: Two (2) persons per bedroom – and – In accordance with City ordinances, not more than three (3) unrelated adults

Acknowledgment:

- The application fee is non-refundable
- **Applicant(s) MUST use ReliaBill\$ for automatic payment of rent or an administrative fee of Twenty-Five Dollars (\$25.00) will be charged**
- Falsification of any information will result in a decline of the application
- **Please note that the rental criteria are current guidelines. There may be occupants residing in one of our communities prior to the current criteria going into effect. Our ability to verify whether these requirements have been met is limited to the information available at the time the application is processed as verified by the various tenant screening, credit bureau, and criminal background agencies employed**

Applicant(s) Signature

Date