

RONNING PROPERTY MANAGEMENT

Standards for Occupancy and Reasons for Disqualifying an Applicant

An Applicant must meet Ronning Property Occupancy Standards and will be **disqualified** for admission under the following conditions:

1. Is under the age of 18.

- All applicants shall be at least eighteen (18) years of age.
- Any applicant not at least nineteen (19) years of age must have a parent, guardian or other adult in a position of responsibility co-sign, or guarantee the lease and payment of rent.
- An applicant who is nineteen (19) may qualify on his or her own, provided that he or she has verifiable rental references and credit history. Failing to have such references, the applicant would need a parent, guardian or other adult in a position of responsibility to co-sign, or guarantee the lease and payment of rent.

2. Inability to verify income, inability to obtain a qualified co-signer, inability to meet debt ratio requirements, inability to pay security deposit in advance.

Employment

- All applicants must have verifiable employment, unless retired, disabled.
- Any applicant not employed for six months in his or her present position will be required to provide the name and telephone number of the most recent previous employer, or school in the event that applicant was a student.
- An applicant who is currently a student may require that a parent, guardian or adult in a position of responsibility co-sign, or guarantee the lease and payment of rent.

Debt Ratio Requirements

- The income of the applicant will be measured against both the rent of the apartment and the total debt load of the applicant.
- The apartment **rent shall not exceed thirty three percent (33%)** of the applicant's gross income, except in instances of negligible debt load, retirement, disability or other legitimate reason.

3. An unfavorable record of past performance of payment of rightful obligations, including rent, utilities, student loans and child support.

Credit

- A credit report will be run on each applicant, through **Yardi Tenant Screening**.
- Credit may be evaluated on a case-by-case basis as to the dates of unsatisfactory credit, types of collections or judgments, bankruptcies, satisfactory credit since bankruptcy, overall credit history, total balance due to all creditors and any child/family support obligations.
- Any judgment due to a property management company or previous lessor will automatically disqualify an applicant.
- Any past-due collection account or judgment for child/family support will automatically disqualify an applicant, unless proof is provided that payments are being made either voluntarily or through payroll deduction.

4. A record of disturbances of neighbors, destruction of property, poor living or housekeeping habits, including:

- **Creation of a fire hazard** through acts such as hoarding;
- Significant **damage to premises and equipment**
- Being responsible for conditions affecting neighbors by **causing:**
 - Infestation**
 - Foul odors**
 - Depositing garbage** improperly
 - Serious neglect of the premises**

Residence History

- The applicant shall provide at least the current and previous address of residence, including name and telephone number of property owner.
- If applicant has lived in only one residence in his or her lifetime, which can be verified by credit report, this shall be acceptable.
- If the applicant currently owns or maintains a mortgage on his or her residence, the mortgage account shall be used as the rental payment reference.
- The property owners from the current and previous residences will be contacted to determine promptness of rental payments, upkeep of the rental unit, regard for the property's policy and other residents, condition of the unit upon vacating and any other such factors as in our sole discretion we may determine necessary for approval.

5. Criminal History

- Any applicant with one or more misdemeanor or felony convictions involving crimes of violence or crimes against persons or properties will not be accepted.
- Any application with felony convictions involving the possession, use, sale or trafficking in drugs or weapons will not be accepted.

The record must indicate an **entry of conviction** to be considered a violation. Any **open cases** will be considered a violation for purposes of determining acceptance of applicant. The following time limitations shall apply to violations:

Initials: _____/_____

No Time Limitations:

History of crimes of **physical violence to persons or properties**

Record of crimes that would affect the health, safety and welfare of other residents, **including, but not limited to:**

Rape

Child molestation

Aggravated assault

Murder

Robbery

Drug distribution, trafficking or felony possession

Occurrence within the past five (5) years:

Misdemeanor possession of drugs or drug paraphernalia

2 or more Driving Under the Influence or reckless driving charges

Record of **habitual offenses**, habitual to be considered anyone with three (3) or more violations (with the exception of traffic violations not referenced above) in any one-year period in the past three (3) years.

6. Too many people for the number of bedrooms in the unit

Occupancy Limits

- The following limits will be placed upon the number of occupants allowed to reside in a rental unit:
 - Efficiency/Studio 2 persons
 - One Bedroom 2 persons
 - One Bedroom with Den 3 persons
 - Two Bedroom 4 persons
 - Three Bedroom 6 persons
- The number of persons will be counted without regard for age, sex or marital status of the occupants.
- A child conceived but not yet born shall be considered as an occupant, and included in the total number of occupants to reside in the apartment.

7. Falsified or fails to provide responsive information on application.

8. Cannot or will not furnish: Photo ID and/or Social Security Card or landlord references.

9. Demonstrated inability to control dependent children who would also be occupying property.

It is the policy of Ronning Property Management to rent without regard to an applicant's race, color, religion, sex, disability, familial status or national origin.

Ronning Property Management provides and Equal Housing Opportunity.



I have read and understand the Ronning Property Management Standards for Occupancy and choose to submit a rental application. I understand that my signature on this document is merely an acknowledgement that I was provided with the Standards of Occupancy and does not guarantee that my application will be accepted.

Signature

Date

Signature

Date