

**Occupancy Standards
ALARA Park Bridge**

The following guidelines will be used in the evaluation of your application for residency.

1. INCOME REQUIREMENTS:

Applicant must be at least 18 years of age to lease an apartment. Gross monthly income of a single person or married couple must be at least three times the monthly rent. The combined gross monthly income of roommates must be at least five times the monthly rent. A paycheck stub or direct deposit printout will be required to show verifiable income.

2. SUPPLEMENTAL INCOME:

Social security, disability, child support or alimony must have supporting documentation if the income is to be included on the application.

3. EMPLOYMENT VERIFICATION:

Applicant must have at least twelve months of verifiable employment history. For self-employment, a copy of the most recent tax return or 6 months of recent bank statements showing consistent deposits will be required.

4. RENTAL HISTORY:

Applicant must have verifiable rental history of at least one year and have fulfilled all previous lease agreements, or a verifiable mortgage on a credit report. No persons with an outstanding balance or negative rental references will be considered for residency. If an applicant has no rental history, he or she will have to pay additional deposit in the amount of the market rent or have a qualified cosigner. The cosigner must make 5 times the market rent.

5. CREDIT HISTORY:

Applicant must have good credit history with no outstanding collections or judgements. Management, based on other criteria, will review neutral credit. Bankruptcy will only be considered if applicant provides court discharge papers. All applicants with a bankruptcy on their credit report will be required to pay a full month's security deposit, if otherwise approved.

6. AUTOMOBILE:

Automobile(s) must be no more than 10 years old and in operable condition, unless otherwise approved by management in writing. Recreational vehicles, boats, jet skis, motorcycles, damaged or inoperable vehicles must be kept in a garage at resident's expense.

FOR AN APPLICATION TO BE APPROVED, WE MUST RECEIVE POSITIVE VERIFICATION OF ALL OF THE ABOVE.

Application Fee: \$75.00 (non-refundable)

Admin Fee: \$200.00 (non-refundable)

Security Deposit \$100.00

Pet Policy: We allow up to two pets per apartments. Our maximum weight is 50 lbs.

Pet Deposit One Animal: \$300.00 (\$100.00 refundable)

Two Animals: \$500.00 (\$200.00 refundable)

I understand and accept these occupancy standards:

_____ Applicant	_____ Date	_____ Applicant	_____ Date
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