

**GRAN INC**  
**Residential Qualification Criteria**  
May 2010

**Rental History:** 6 months valid, verifiable rental history  
*Valid rental history is a written lease or month-to-month agreement.  
If rental history is less than 12 months then an increased deposit may be requested.  
Final recommendation will also be dependant on credit history, income and employment.*

**Credit History:** No established credit history required for residency.  
*If derogatory credit history (excluding medical debt) is in excess of \$500 but less than \$3000 then an increased may be requested.  
Final recommendation will also be dependant on income, rental & employment history.*

**Employment:** 6 months with current employer or previous employment in same field of work  
*Final recommendation will also be dependant on rental & credit history and income*

**Income:** Monthly gross income must be equal to at least 3 times the rental amount  
(only legal and verifiable income considered)  
*If income is less than 3 times the rental amount, but more than 2.5 times the rental amount, then an increased deposit may be requested.  
Final recommendation will also be dependant on rental, credit & employment history.*

**SECTION 8 APPLICANT CRITERIA:**

All Section 8 applicants are required to meet the same criteria as stated above, with the exception that the applicant only needs to meet income requirements for their portion of the rent. Recommendations will be made following the above set standards.

**INTERNATIONAL STUDENTS AND APPLICANTS THAT ARE NEW TO THE COUNTRY:**

International students will be required to pay an Increased Deposit. Proof of current college or university enrollment or current student visa will be required for valid verification.  
Applicants that are new to the country will be required to pay a First and Increased Deposit. Proof of income source or new job will be required.

**GROUND FOR DENIAL WILL RESULT FROM THE FOLLOWING ON ALL APPLICANTS:**

Verified eviction showing on credit report or confirmed with landlord.  
Rental collection verified on credit report  
Balance owing to landlord  
Derogatory credit (excluding medical debt) in excess of \$2999  
Open or non-discharged bankruptcy  
Foreclosed or past due mortgage  
Monthly income that is less than 2.5 times the rental amount.  
2 or more late payments and/or NSF checks and/or Noise Complaints within a 12- month rental period  
Unverifiable social security number  
Falsification of rental application  
Breaking lease agreement that will result in collection filing

Verified name and date of birth match of any criminal conviction, felony and/or misdemeanor.  
A criminal records search will be performed for felony and misdemeanor offenses.

Valid Photo Identification will be required of all applicants.

Property Name: \_\_\_\_\_

### STANDARD RENTAL APPLICATION

Please print clearly. All questions must be answered.

Use N/A if not applicable. Picture I.D. is required before filling out Application.

#### Applicant #1

#### Applicant #2

Full Name \_\_\_\_\_

Previous, alias or Maiden Names: \_\_\_\_\_

BIRTHDAY \_\_\_\_/\_\_\_\_/\_\_\_\_ Soc.Sec# \_\_\_\_\_

Drivers License # and State \_\_\_\_\_

Full Name \_\_\_\_\_

Previous, alias or Maiden Names: \_\_\_\_\_

BIRTHDAY \_\_\_\_/\_\_\_\_/\_\_\_\_ Soc.Sec# \_\_\_\_\_

Drivers License# and State \_\_\_\_\_

#### PLEASE PRINT

Occupant #3 \_\_\_\_\_ SSN# \_\_\_\_\_ B-day \_\_\_\_/\_\_\_\_/\_\_\_\_ Relationship \_\_\_\_\_

Occupant #4 \_\_\_\_\_ SSN# \_\_\_\_\_ B-day \_\_\_\_/\_\_\_\_/\_\_\_\_ Relationship \_\_\_\_\_

Occupant #5 \_\_\_\_\_ SSN# \_\_\_\_\_ B-day \_\_\_\_/\_\_\_\_/\_\_\_\_ Relationship \_\_\_\_\_

#### PLEASE GIVE YOUR RENTAL HISTORY FOR PAST 3 YEARS

PRESENT ADDRESS: \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

HOME PHONE# \_\_\_\_\_ RENT\$ \_\_\_\_\_ DEP: \_\_\_\_\_ SIZE: \_\_\_\_\_ MANAGER \_\_\_\_\_

LANDLORD PHONE# \_\_\_\_\_ House or Apt \_\_\_\_\_ FROM \_\_\_\_/\_\_\_\_/\_\_\_\_ TO \_\_\_\_/\_\_\_\_/\_\_\_\_

Lease expired: \_\_\_\_/\_\_\_\_/\_\_\_\_ Proper notice given? \_\_\_\_\_ When given? \_\_\_\_/\_\_\_\_/\_\_\_\_

Reason for moving? \_\_\_\_\_

Is your present address owned, managed by or rented from a family member \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

RENT:\$ \_\_\_\_\_ DEP: \_\_\_\_\_ REFUNDED? \_\_\_\_\_ MANAGER \_\_\_\_\_

PHONE # TO VERIFY: \_\_\_\_\_ House or Apt \_\_\_\_\_ FROM \_\_\_\_/\_\_\_\_/\_\_\_\_ TO \_\_\_\_/\_\_\_\_/\_\_\_\_

Lease expired \_\_\_\_/\_\_\_\_/\_\_\_\_ Proper notice given? \_\_\_\_\_ When given? \_\_\_\_/\_\_\_\_/\_\_\_\_

Reason for moving? \_\_\_\_\_

Is your present address owned, managed by or rented from a family member \_\_\_\_\_

#### CREDIT INFORMATION

BANK NAME: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

#### EMPLOYMENT (If Military, please give rank and Unit I.D #)

##### APPLICANT#1

Employed By: \_\_\_\_\_

Address/Military Unit: \_\_\_\_\_

Occupation/Military Rank: \_\_\_\_\_

Date Employed: \_\_\_\_/\_\_\_\_/\_\_\_\_ Phone: \_\_\_\_\_

Gross Monthly Income\$ \_\_\_\_\_

Working Hours: \_\_\_\_\_ to \_\_\_\_\_

Supervisor: \_\_\_\_\_ Phone \_\_\_\_\_

Additional Income\$ \_\_\_\_\_ Source \_\_\_\_\_

Previous Employer \_\_\_\_\_

From \_\_\_\_/\_\_\_\_/\_\_\_\_ To \_\_\_\_/\_\_\_\_/\_\_\_\_

Occupation Military Rank \_\_\_\_\_

Supervisor: \_\_\_\_\_

##### APPLICANT#2

Employed By: \_\_\_\_\_

Address/Military Unit: \_\_\_\_\_

Occupation/Military Rank: \_\_\_\_\_

Date Employed: \_\_\_\_/\_\_\_\_/\_\_\_\_ Phone: \_\_\_\_\_

Gross Monthly Income\$ \_\_\_\_\_

Working Hours: \_\_\_\_\_ to \_\_\_\_\_

Supervisor: \_\_\_\_\_ Phone \_\_\_\_\_

Additional Income \_\_\_\_\_ Source \_\_\_\_\_

Previous Employer \_\_\_\_\_

From \_\_\_\_/\_\_\_\_/\_\_\_\_ To \_\_\_\_/\_\_\_\_/\_\_\_\_

Occupation Military Rank \_\_\_\_\_

Supervisor: \_\_\_\_\_

MOTOR VEHICLE REGISTRATION

Table with 7 columns: Make, Model, Color, Year, Plate #, State. Rows for Vehicle #1, Vehicle #2, Vehicle #3.

PERSONAL REFERENCES AND EMERGENCY CONTACT

Please give the name of two persons (not related to you) will serve as a personal reference

Name: Address: Phone:

Name: Address: Phone:

In case of emergency, please list 2 persons to contact

Name: Address: Phone:

Name: Address: Phone:

GENERAL INFORMATION:

Have you ever been evicted? For what reason? Surrender Dep?

Refused to pay rent when due For what reason? How much? \$

Had to pay late fees? Been late with rent or other debts?

Received a demand for payment notice (eviction notice)

Been asked to vacate by the Management? Broken a rental agreement?

Had complaints made about you or your guests being a problem to neighbors

Do you have a waterbed? It is required that you get waterbed insurance to live on property.

Are you familiar with Renters Insurance? Ask Manager for info if answer is no

THIS APPLICATION WILL NOT BE CONSIDERED UNLESS FILLED OUT COMPLETELY.

I UNDERSTAND I ACQUIRE NO RIGHTS IN AN APARTMENT UNTIL I SIGN A RENTAL AGREEMENT IN THE FORM SUBMITTED TO ME AND MAKE A DEPOSIT OF \$ ON THE APT. I HAVE SELECTED. IN CONSIDERATION FOR MANAGEMENT HOLDING SAID APARTMENT AT THE, I HEREBY WAIVE ALL RIGHTS TO THE RETURN OF SAID HOLDING FEE AND DEPOSITS SHALL BE RETAINED AS LIQUIDATED DAMAGES IN THE EVENT I DO NOT ENTER INTO THE AGREEMENT APPLIED FOR HEREIN. IN EVENT SAID APPLICATION FOR TENANCY IS NOT ACCEPTED BY MANAGEMENT, THE HOLDING FEE SHALL BE RETURNED TO THE APPLICANT. APPLICANT HAS 48 HOURS TO CHANGE HIS/HER DECISION TO MOVE IN AND CONTACT MANAGEMENT TO PICK UP DEPOSIT.

NON-REFUNDABLE APPLICATION FEE \$ (MONEY ORDER ONLY) IN COMPLIANCE WITH THE FAIR CREDIT REPORT ACT, THIS IS TO INFORM YOU THAT A APPLICATION FOR TENANCY AT THE ABOVE MENTIONED APARTMENT PROPERTY WILL BE MADE. ALL OR PART OF THE ABOVE INFORMATION MAY BE MADE AVAILABLE TO ALL OTHER SERVICES. THIS ALSO INCLUDES RUNNING A CRIMINAL BACKGROUND CHECK OF ALL APPLICANTS.

I/WE CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL STATEMENTS ARE TRUE AND COMPLETE. I/WE FURTHER AUTHORIZE G.R.A.N. INC. TO OBTAIN CREDIT REPORTS CHARACTER REPORTS AND VERIFY RENTAL HISTORY AS NECESSARY TO ALL THE FALSE, FRADULENT OR MISLEADING INFORMATION MAY BE GROUNDS FOR DENIAL OF TENANCY, OR SUBSEQUENT EVICTION.

APPLICANT #1 SIGNATURE Date / /

APPLICANT #2 SIGNATURE Date / /

Referred by: Date

Full Street Address of unit applying for

Move in Date Rental Amount\$ Deposit ID Copied