

ALL BMSI PROPERTIES
APPLICANT SCREENING CRITERIA
CONDITIONS OF ACCEPTANCE

Welcome to our community and thank you for selecting our community as your new home. The following criteria will be used to evaluate your application for acceptance:

1) Verification and approval of applicant's past two (2) years of rental history, including whether lease terms and conditions were met and any lease violations. We do not accept any applicant who was evicted from another apartment community for any reason. We do not accept any applicant who was asked to leave another apartment community in lieu of eviction. We do not accept any applicant who has received a non-compliance or any breach of rental agreement notice from another apartment community. We do not accept any applicant who has a history of late rental payments (more than 5 late payments of more than 5 days in a one year period or more than 15 days late in any month.) We do not accept rental history from family or friends.

2) Applicant must have income equal to 2 times the monthly rental rate.

3) Applicant must have an acceptable credit history that meets our *Credit Rating Criteria* and no record of a felony conviction or a conviction that involves harm caused to another person or property, including but not limited to arson, murder, kidnapping, assault, intimidation, theft, domestic violence, child abuse, prostitution, weapon or bomb offenses, robbery or armed robbery, obscenity, and related violations. We do not accept an applicant who has an outstanding warrant for arrest or is awaiting trial for any crime. Drug/alcohol/DUI offenses more than 2 years old will be ignored unless there is more than one and unless the offense(s) resulted in prison time. In that case, the applicant must have been released at least 5 years prior and have no offenses on their record since. If the applicant has done prison time for any of the other reasons listed above, they must have been released at least 10 years prior.

We will not accept any applicant who has a history of any type of sex crime offenses, whether felony or misdemeanor, regardless of the time since the occurrence.

4) We do not accept any applicant who owes money or owed money to another apartment community. Exception: if applicant can prove that he or she was evicted or owed money to an apartment community due to non-payment of rent *only*, and it is now paid in full or more than 5 years old, it will be counted the same as a paid collection account.

Foreclosures and surrenders of homes will not be counted.

5) Verification of at least 2 months of employment. Income and length of time on the job will also be verified by your supervisor, and you must show your last 3 check stubs. If self-employed a copy of your most recent tax return is required.

6) If applicant is unemployed, verification of sufficient income as stated in paragraph 2 is required or a guarantor who meets our credit rating criteria with at least a "B" will be required.

7) Applicant must submit any required information or documentation to the property within 24 hours or the apartment is subject to re-rental to another party.

Due to our desire to treat every applicant fairly and consistently, we are unable to deviate from our applicant screening criteria or credit rating criteria. This community reserves the right to deny an applicant residency when he or she does not meet all of our requirements as stated above, when information is not verifiable, or when actions of the applicant indicate irresponsible behavior at a previous residence.

I ACKNOWLEDGE THE ABOVE REFERENCED *APPLICANT SCREENING CRITERIA, CONDITIONS OF ACCEPTANCE*, AND AUTHORIZE YOU TO PROCESS MY APPLICATION FOR A NON-REFUNDABLE FEE.

APPLICANT

DATE