



Each individual that is 18 years of age and older must complete a separate rental application and submit a \$50 application fee made payable to Oakridge Premier Properties.

The Application must include the following items upon submission:

- Copy of Identification (Driver's License, State ID, Military ID, or Passport)
- Proof of income (last 2 paycheck stubs, tax return, or 1099)
- Application Fee paid money order, cashier's check, personal check, or by applying directly online.
- Completed application

Special Needs:

Oakridge Premier Properties, in accordance with Federal Fair Housing Laws, is committed to providing housing equally to all qualified applicants. It is for this reason that we ask you to discuss any special needs or requests with us at the time of applying.

Qualified Income:

The combined monthly income of the Applicant(s) must equal at least two and a half (2.5) times the amount of the monthly rent. Income includes all verifiable sources to include, but may not be limited to, employment, retirement, subsidies, severance and social security, etc. Verification of income is required in writing and must be able to be confirmed.

Employment and proof of income will be verified for each applicant. Depending on the rental amount being asked for the property, the sufficiency of your income along with the ability to verify the stated income, may influence the Landlord's decision to lease the property to you.

Please have at least one of the following forms of acceptable income documentation before you apply to expedite the application process.

[Relocation]

Offer letter or income verification from the Applicant's Employer: must be current or for a job starting within 30 days of move-in, on company letterhead and signed by the appropriate party with her/his contact information

[Self-Employed/Commissioned]

Prior year's tax return & Bank statements

[Hourly/Salaried]

A minimum of (1) full month of pay stubs from employer

[Non-Verifiable monthly or Yearly income]

Residents that are unable to verify the income needed to properly qualify, must have a qualified Guarantor (see Guarantor details below), or pay for the lease in its entirety up front in full



Credit History

Credit history must be favorable, with a minimum of 50% of the applicant's credit obligations (past and present) as listed on the credit report in favorable status and a credit score of 580 or above.

Failure to meet this criteria may cause the applicant to be subject to rejection of application or other restrictions, including additional deposit requirements.

Rental History

Your application may be declined if past rental history includes lease violations, late payments of rent, current landlord disputes or court proceedings, etc.

Criminal History

Criminal records must contain no convictions for felonies.

For other convictions, we will conduct individualized assessments that take into account mitigating factors, such as facts & circumstances surrounding the criminal conduct, age at time of conduct, evidence of good tenancy before and after conduct, nature & severity of conviction and the amount of time that has passed since the conviction.

Criminal history which indicates that an applicant's tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy could result in substantial physical damage to the property of the owner or others may result in rejection of the application.

Roommates

Any adults living in the home that are not a legally married couple regardless of familial relation are considered roommates, and will complete separate applications, pay application fees, and may be subject to individual income qualifications.

Lease Guarantor: A lease guarantor may be used under the following conditions

- The guarantor lives within the United States and has a social security number
- The guarantor meets our credit and criminal history requirements
- The guarantor has verifiable monthly income which equals 4X's the amount of the rent

Pet Policy Information



The acceptance of pets is at the discretion of each individual property owner, except for dangerous breeds which shall be excluded unless specific coverage can be covered on renter's insurance policy.

Please read the following Pet Policy Information thoroughly:

- All pets must be properly licensed, have shots required by statute, and be spayed or neutered. Please be prepared to show documentation.
- Breeds with a disposition for aggressive behavior are prohibited.
- No more than two pets will be permitted.
- Be prepared to provide a picture of your pet and vaccination records.
- A nonrefundable pet fee will be charged for each pet. The fee amount will vary depending on owner policy and size of the pet



Oakridge Premier Properties does business in accordance with Federal, State, and Local Fair Housing Laws and does not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.

I give my permission:

- To my current and former employers to release any information about my employment history and income history to Oakridge Premier Properties.
- To my current and former landlords to release any information about my rental history to Oakridge Premier Properties.
- To Oakridge Premier Properties to obtain a copy of my credit report from any consumer reporting agency and to obtain background information about me.

Applicant Signature

Date
