



We are delighted that you have chosen Allum at S Post Oak Apartments as your new home! To help in making your decision, we have listed the criteria for qualifying as a resident with us.

- A separate rental application must be fully completed, dated and signed by each applicant and all co-applicants 18 and over
- The rental application will be reviewed when submitted so we'll have all information needed to determine your eligibility.
- Each applicant must provide government issued photo identification.
- Applicants who are 1st time renters or who do not have enough income under paragraph 6 below may qualify by having the lease guaranteed by a guarantor. The guarantor must have a gross monthly income of at least 5 times the rent and must meet all other qualifying criteria. The guarantor must complete and sign a lease guaranty agreement. Guarantors may be held responsible for all the lease obligations, including the entire rent and other costs such as damages, even with roommates.
- Maximum number of occupants:
 - Two bedroom – Five (5) persons
- Employment and **monthly income must be verifiable**. Total monthly income of all applicants must be 3 times the rent. (Otherwise, guarantor is necessary.)

Income will be verified by one or more of the following:

- Three (3) most recent paycheck stubs
 - Three (3) most recent bank statements
- Applicant(s) may be denied occupancy or assessed a RISK FEE (Up to one month's rent/ Non Refundable) for the following reasons:
 - Falsification of Information on application
 - Incomplete application by any applicant
 - Insufficient income (total of all applicants)
 - Criminal convictions.
 - Poor rental profile of any applicant (rental history reports are obtained)
 - ❖ Non – payment of rent or frequent late payments
 - ❖ Evictions
 - ❖ Drug use
 - ❖ Poor Housekeeping
 - ❖ Unruly or destructive behavior by applicant or applicant's guests
 - ❖ Violence to persons or property by applicant or applicant's guests



DUE TO HIGH DEMAND FOR RENTAL PROPERTIES, ONCE NOTIFIED OF APPROVAL, SIGNED LEASE IS REQUIRED WITHIN 72 HRS.

RENTER'S INSURANCE

We require all tenants to maintain GENERAL LIABILITY insurance of at least \$100,000 throughout the duration of your lease contract. Additionally, Allum at S Post Oak Apartments must be named as certificate holder/additional insured. We have partnered with Risk Release to provide you with affordable coverage that is in compliance with this policy.

We do not discriminate based on race, color, creed, religion, sex, handicap, familial status or national origin.

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY'S RENTAL SELECTION CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY'S RENTAL SELECTION CRITERIA OR IF I FAIL TO ANSWER ANY QUESTION OR GIVE FALSE INFORMATION, THE PROPERTY MAY DENY THE APPLICATION, RETAIN ALL APPLICATION FEES, ADMINISTRATIVE FEES AND DEPOSITS AS LIQUIDATED DAMAGES FOR ITS TIME AND EXPENSE, AND TERMINATE MY RIGHT OF OCCUPANCY.

Applicant

Date

Applicant

Date

Owner's Representative

Date

Updated 5/24/2024