

U M A N O

PROPERTY MANAGEMENT

Umano Rental Criteria

<u>Income</u>	Monthly verifiable income must be equal to 3 times the rental amount <i>If income is between 2.5 and 3 times the rental amount, then an increased deposit or Last Months Rent may be requested. No more than 2 people can combine incomes to meet income qualification. Final recommendation will be dependent on rental, credit and employment history. Lump sum with no income source is okay as long as amount in savings is 2.5-3 times the total amount of the term commitment.</i>
<u>Rental History</u>	12 months valid, verifiable rental history. Valid rental history is a written lease in month-to-month agreement. <i>If rental history is less than 12 months, than an increased deposit OR Last Months rent may be requested. If two (2) or more late payments, NSF checks, or lease violations within the last 12 months may result in an increased deposit or Last Month's rent. Final recommendation will also be dependent on credit history, income and employment</i>
<u>Credit History</u>	Established credit history not required for approval of residency <i>Derogatory credit less than \$1,000 will require an increased deposit OR co-signer may be requested (excluding medical). A discharged that is less than 2 years (from discharge) may require an increased deposit or co-signer. Final recommendation will be dependent on income, rental and employment history.</i>
<u>Employment</u>	12 months with current employer or previous employment in same field of work <i>New job is acceptable with offer letter signed by manager or employer. Final recommendation will be dependent on income, and credit & rental history</i>

Section 8 Applicant Criteria

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

International Students and Applicants that are new to the country

International students and applicants new to the country will be required to pay last months rent AND an increased deposit equal to one months rent. Proof of current college or university enrollment or student visa will be required for international students, or proof of source of income for applicants new to the country will be required.

Co-Signer Criteria

A co-signer will be approved if ALL the qualifications are met. If the co-signer does not meet one of the qualifications, they may be denied. Co-signer is only applicable when the co-signer is paying the rent. Co-signer must show they can support their housing in addition to applicants.

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Ground for Denial will result from the following for ALL applicants

Verified unpaid eviction showing on credit report or verified with landlord

Unpaid rental collection verified on credit report (any paid rental debt may require an increased deposit)

Balance owing to landlord

Derogatory credit in excess of \$1,000 (excluding medical)

Open or non-discharged bankruptcy

3 or more late payments, NSF checks or lease violations within the last 12 months

Unverifiable Social Security Number

Falsification on rental application

Breaking lease that results in collection filing

Felonies and Misdemeanors will be dealt with on a case-by-case basis

Valid photo identification required for all applicants

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Disclosure:

I hereby consent and authorize Umano Property Management and/or its agents to prepare and obtain a consumer report including, but not limited to, information as to my criminal history, employment experience and/or credit history. This report may contain information bearing on my criminal history (if any), creditworthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living. Public records may be used in this reports, such as civil and court records. By signing below, I certify that I have read this document carefully, understand it, and agree to it voluntarily and without duress.

I agree that withholding any of the information requested in this document or submitting false information in connection with this document constitutes valid grounds for rejecting the rental application or the termination of tenancy.

In consideration of the landlords holding of this apartment for me, I hereby waive all rights to the return of the holding deposit in the event that I do not choose to enter into the rental/lease agreement. In the event application for tenancy is not accepted by Umano Property Management, my holding deposit will be returned to me.

Authorization Signature of Applicant:

Date
