Rental and Occupancy Criteria Guidelines
Village Park at Barclay Square

Village Park at Barclay Square does business in accordance with all city, state and federal laws. Village Park does not discriminate based on race, color, national origin, religion, gender, familial status, and handicap. Our occupancy guidelines allow for a total of three (3) individuals in our one bedroom and five (5) individuals in the two-bedroom apartment home.

Rental applications must be processed on all prospective residents 18 (eighteen) years of age or older. Each application submitted for processing will be subject to a non-refundable fee. Non-refundable fees are charged per applicant, not necessarily number of applications.

Income Verification

- Verifiable income must be received prior to the approval of the application.
- Monthly gross income must be 3 (three) times the monthly rental amount.
- If unemployed or retired, proof of income may be provided via bank statements, copies of asset information, etc.

Criminal History

Criminal history will be researched on every applicant. Any application returned with a felony conviction, any drug charge or any sex charge will be terms for an automatic denial of the application.

Rental Verification

- Twelve months of positive, verifiable rental history
- No housing collections or foreclosures
- An eviction check will also be researched. Any application returned with a rental housing collection or foreclosure with an open balance will be grounds for denial.
- No rental history will be considered "good rental history"

Credit Report

- A Transunion credit report will be retrieved using the information obtained on the application submitted to Village Park at Barclay Square.
- 50% or more of your credit history must be referred to as "positive trades."
- No credit will be considered "good credit."
- Additional deposits equal to one month's market rent may be required based on recommendations by Credit Retriever and/or your credit score.

Should your application be denied for any reason, a formal written notification will be sent to the last known address listed on the application in accordance with the National Fair Credit Law. Falsification of information or withholding valuable information on this application may result in termination of the lease agreement or denial of residency.

By signing below, I authorize Village Park at Barclay Square or an agent Dermot Realty Management Company to obtain reports from consumer credit agencies before, during and after residency on matter relating to a lease by the above owner and/or agent for owner. I also authorize verification, by all available means, the information in this application, including income history and other information reported by employer(s). Work history information may be used for this rental application only.

All applicants agree to pay a non-refundable application. Applicants that would like to be on the waitlist or hold a specific apartment must provide "good faith" deposit that will be held until an apartment is assigned. Once an apartment is assigned to the applicant(s), the "good faith" deposit will be reallocated as the non-refundable fee. Any application that is approved and assigned an apartment, but does not result in occupancy, will not be eligible to receive a refund of the "good faith" deposit.

_____ _____

Applicant Signature Date Applicant Signature Date

_____

Agent for Owner Date