





# RESIDENT SELECTION CRITERIA

(Please read before completing your application)

In signing the application and submitting your application charge, you are giving us the right to research the information you have given to us.

- \* We may check your RESIDENCY HISTORY for two years previous.
- \* We may check your EMPLOYMENT HISTORY for two years previous.
- \* We may check your CREDIT RATING with the credit bureau.
- \* We may check your BANK ACCOUNTS for good standing.
- \* CRIMINAL BACKGROUND checks may be conducted and the findings may prevent the application from being approved.

In order to help us complete your application in a timely manner, we ask that you fill it in as completely as possible. There should be no lines left blank. If a line does not apply, please fill it in with N/A. If you need to call us back with more information, please do so within your 72-hour grace period. Be sure to sign the application and date it where indicated. The lease does not become effective until the application is approved by Management.

## QUALIFICATIONS

We require that every adult individual who resides in the apartment have an approved application on file.

We may or may not accept co-signers for a situation where you may lack income, credit or rental histories.

The income required for qualification is based on your verifiable gross income. Your salary must be in line with the following amounts:

- \* An individual will need 3 times the rental amount.
- \* Roommates will each need 3.5 times the rental amount.

The income requirements are guidelines and can be adjusted up or down, based on your individual debt load.

## APPROVAL

Applications may be approved even though the following results were found through the background search:

- \* Most misdemeanors, simple possession of drugs or other controlled substance, fraud, bad checks, vehicular homicide (in most cases) and DUI.

Applications may be denied based on the following results found through the background search:

- \* Fair Housing Act, Section 3604 (f)(9) which states an individuals tenancy would constitute a direct threat of the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others. Crimes that will most often allow management to deny tenancy are murder, assault, robbery, arson, rape, sale of drugs, sexual predators and offenders.

Please understand that any falsifications or omissions deemed deliberate are grounds for immediate disapproval. APPROVAL OF THE APPLICATION IS BASED ON THE SOLE DISCRETION OF THE MANAGEMENT. The Fair Housing Amendments Act of 1988 makes discrimination based on Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin illegal in connection with the rental of most housing. It is the policy of this company to follow the law. If you feel you have been unfairly treated or discriminated against in connection with this application, please contact us immediately! Customer Service Department, JMG Realty, Inc., 1010 One Premier Plaza, 5605 Glenridge Drive, Atlanta, Georgia 30342.

JMG REALTY, Inc. Occupancy Standard:

Two (2) persons per bedroom or two persons plus one minor who is twelve (12) months of age or less. The minor must reside with his parent, guardian, legal custodian, or person applying for that status.

In signing the application, you are aware that if the application is not approved, the application charge of \$ 50.00 is non-refundable.

In accepting the application, we require certified funds for SECURITY DEPOSITS and other applicable charges.

I hereby consent to allow JMG Realty, Inc. through its designated agent and its employees, to obtain and verify my credit information including a criminal background search for the purpose of determining whether or not to lease to me an apartment. I understand that should I lease an apartment, JMG Realty, Inc. and its agent shall have a continuing right to review my credit information, rental application, criminal background, payment history and occupancy history for account review purposes and for improving application methods.

Please acknowledge (by signing below) that you have read and understand the foregoing Resident Selection Criteria.

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Signature Date

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Signature

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Signature

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Signature