



Rental Qualifications for Champions Club Apartments

- ❖ **Criminal Background Check:** Background checks should not reveal any convictions or adjudication withheld at any time for the following: felonies, sexual crimes, crimes against children, or larceny/robbery.

- ❖ **Credit Report:**
 - Score only the previous 3 years of credit problems (collections, charge-offs, judgments, open bankruptcies, etc.)
 - Score only the previous 2 years of late payments
 - Do not score Foreclosures filed within the last 36 months, so long as the approved Mortgage payment is not less than or equal to the rental rate of the apartment being applied for.
 - Score only the previous 6 months of closed (discharged) bankruptcies.
 - Do not score any credit problems with a balance under \$100.00. (Recently paid accounts require documentation sent to RENTGROW for the Re-Evaluation process)
 - Do not score Medical Debts or Student Loans against an applicant.
 - Credit Reports that score with a High Credit Risk will be required to obtain a Co-Signer or pay a Security Deposit equal to One Month's Rent.
 - Credit Reports that score with a Severe Credit Risk will be required to obtain a Co-Signer.

- ❖ **Income:** Total GROSS monthly income must meet and/or exceed three (3) times the total monthly rent for the apartment being applied for. Total GROSS monthly income for all Co-Signers must meet and/or exceed five (5) times the total rent for the apartment being applied for. Acceptable proof on income examples may include, but are not limited to, a recent (within the past 30 days) **payroll check stub**, copy of the most recent W-2, 1099, Schedule C or F, or bank statements for the preceding six months.

- ❖ **Rental Verification:** Verification of satisfactory rental history will be obtained from previous Landlord(s) or Management Companies. Applicants that have an unsatisfied account balance with a previous Landlord or Management Company will be declined, unless proof of payment is supplied by the Landlord or Management Company

- ❖ Photo Copies of a State and/or Federal current (non-expired) **Picture ID and Social Security Card** will be required at the time of the application.

A final decision will be based on all of the collected information. Any deposit/administrative fee/application fee made to Champions Club by personal Check, which is returned from the bank, will cause the lease to state that all payments must be made in the form of certified funds, i.e.: cashiers' check, money order, or credit card(where accepted).

Resident Signature/Date

Spouse/Co-Signer's Signature/Date

RENTAL APPLICATION

PLEASE ANSWER ALL QUESTIONS

Date of Application _____ Lease term desired _____ Unit # assigned _____

Applicant's Name _____ Social Security #: _____

Date of Birth: _____ Driver's License #/State: _____

Telephone #: (home/mobile) _____ (work) _____

Check one: Married Divorced Separated Single

Present Address _____

Check one: Own home Rent Other Monthly Rent/Mortgage Amount \$ _____

Name of Apartment Community or Mortgage Company: _____ Contact # _____

How long have you lived there? _____

Telephone # of Apartment Community: _____ Fax #: _____

Employed by: _____ Position/Title: _____

How long on job: _____ Income: \$ _____ Hourly/ Monthly/ Yearly

Supervisors Name: _____ Telephone #: _____

Applicant #2

Name _____ Social Security #: _____

Date of Birth: _____ Driver's License #: _____

Employed by: _____ Position/Title: _____

How long on job: _____ Income: \$ _____ Hourly/ Monthly/ Yearly

Supervisors Name: _____ Telephone #: _____

Others who will occupy apartment:

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Description of any pets to occupy apartment (must have written consent from owner/agent):

Pet type _____ Full grown weight _____ Answers to " _____ "

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How did you hear about Champions Club? _____

The non-refundable administrative fee in the sum of \$29.00 is made with the clear understanding that this application, including each prospective occupant, is subject to approval and acceptance. The applicant(s) agree to execute a lease and pay the prorated and/or first month's rent before possession is given. The applicant(s) has a maximum of two days within which to cancel this application in writing and have his/her administrative fee returned to him/her. If this application is canceled after 2 days, or should the applicant not execute a lease or occupy premises, the administrative fee will be forfeited. If application is not approved by the owner or agent, the security deposit will be returned. Application fee of \$50.00 is non-refundable.

By signing, the applicant(s) gives permission for the Landlord or agent to investigate the information supplied on this application and a full disclosure of pertinent facts may be made to the Landlord. Applicant understands that approval process will include a review of credit history and possible criminal background check. Furthermore, the undersigned declares that the information provided on this application is true and correct and false statements or information may result in the rejection of this and future applications for housing managed by Pickering and Company.

Applicant Signature

Date

Spouse's Signature

Date

