

**CARLTON ARMS SOUTH APARTMENTS
QUALIFICATION STANDARDS**

I/We hereby authorize Carlton Arms South Apartments to inquire as to my/our credit history, public records/criminal background, employment history, rental references and income. It is understood that the information received will be used to determine my acceptance for an apartment at Carlton Arms South Apartments.

INCOME REQUIREMENTS

Carlton Arms South Apartments will verify two years of employment history on each applicant. Applicants must make at least three (3) times the monthly rent.

RENTAL REFERENCES

Carlton Arms South Apartments will verify two years of rental history on each applicant. Your name must have been on the lease for the reference to be valid. References should reflect the applicant's ability and willingness to comply with lease terms and community policies and guidelines. Any negative reference such as late payments, returned checks, or letters of complaint will result in the application being denied. Any foreclosures or evictions are an automatic denial.

CREDIT QUALIFICATIONS

Credit information on each applicant will be obtained through a national credit-reporting agency. Credit history should positively reflect the applicant's ability and willingness to make payments as required by the lease. Applicant may not exceed the maximum risk score on the credit report. The applicant must have good credit for the past seven- (7) years.

MAXIMUM OCCUPANCY STANDARD

Two occupants per bedroom

PUBLIC RECORDS/CRIMINAL BACKGROUND

All Felonies including convictions, probation, deferred adjudication, court-ordered intervention programs and pending cases will result in a denied application.

All Misdemeanors including convictions, probation, deferred adjudication, court-ordered intervention programs and pending cases for misdemeanors of the following types: sexual misconduct, illegal possession, manufacture, sale and/or distribution of a controlled substance, involving a physical crime against a person or persons and/or another person's property, will result in automatic denial of application.

I/We further understand that failure to meet any of the above requirements will require an increase in security deposit or denial of the application.

1. A holding fee has been accepted in good faith to reserve the apartment noted on the front of the application for the applicant. If the application is denied the holding fee will be returned. Once the application is approved and accepted, the holding fee becomes non-refundable.
2. The application fee of \$60.00 per applicant should be submitted by separate money order. (Fees are non-refundable.)
3. The lease date is final and if the applicant fails to move in on that date, prorated rent will still be charged from the lease effective date.
4. Keys can be released on the move-in day after all adults have signed the lease and all monies owed have been paid.
5. A full month's rent will be due at move-in. If there is a pro-rated rent amount, it will be due on the first day of the following month. If move-in occurs on the 25th or later pro-rated rent and the full month's rent will be due. If a concession is being offered, it is only applicable on a 12 (twelve) month lease.
6. Orlando Utilities Commission must be contacted at least 24 hours prior to move-in to have electricity transferred into your name and proof of transfer must be provided at move in.

Applicant _____

Date _____

Applicant _____

Date _____