

Crown Property Management Statement of Rental Policy

Thank you for your interest in rental properties managed by Crown Property Management. Crown Property Management abides by all Fair Housing laws and does not discriminate on the basis of race, color, religion, gender expression, gender, sex, handicap/disability, national origin, familial status, ancestry, age, marital status, source of income, sexual orientation or other factors that are unrelated to an applicant's ability to comply with the rental agreement and community policies.

We require that all applicants meet certain rental criteria:

1. A completed rental application for all applicants/residents that are 18 years or older.
2. Government issued identification. A copy must be submitted with your rental application.
3. Two years of verifiable rental history from an unbiased source. It is the applicants' responsibility to provide us with the name(s), dates and contact phone number of previous owners/landlords/property managers. Applicants who are related by blood or marriage to previous landlords or do not have two years of verifiable rental history may be required to have a qualified Guarantor. All co-signers must complete an application, must meet qualifying standards (see Guarantor/Co-Signer Criteria) and sign the lease agreement as Guarantor.
4. A combined gross income of at least three (3) times the rent. Please provide proof of income through sources such as pay stubs, tax records, government assistance or retirement/security statements for at least two months. For those who are self-employed, business licenses, tax records and/or bank statements may also be required. Source(s) of income must be: legal, verifiable and payable to you.
5. A satisfactory credit/background report. We are looking for a FICO score of 620 or above. All applicants upon signing the application will be authorizing management to investigate credit, criminal, employment and income records.

A rental application may be denied for any of the following reasons:

- Incomplete or false information provided by applicant
- Inability to verify rental history or negative references from previous landlords
- Inadequate verifiable income to meet rental criteria
- Poor credit report, court judgments or filings for evictions or financial delinquency

Guarantor/Co-Signor Criteria:

- A completed rental application
- Government issued identification - a copy must be submitted with your rental application
- Verifiable income equal to at least five (5) times the amount of rent
- An excellent credit report (FICO score of 700+)
- No negative rental history

Pet Criteria: Please inquire about each property individually for pet policy as not all properties managed by Crown Property Management accept pets or all kinds of pets. In general, an increased security deposit of \$500 per pet is required for all approved pets. All pets must be stated on the rental application and approved prior to move-in. If pets are considered for the property you are applying for, all accepted pets must meet the following criteria:

- Dogs must be at least 12 months old and trained (and if indoors, house broken)
- Cats must be spayed/ neutered (and if indoors, house broken)
- Some breed restrictions may apply