

Chuparosas Luxury Apartments

2222 S Dobson Rd • Chandler, AZ 85286
(480) 292-7190 Office • (480) 292-8475 Fax

RESIDENTIAL OCCUPANCY STANDARDS

- All persons leasing an apartment must be of legal age to sign a contract.
 - Maximum Occupancy per apartment:
 - 1-bed 1-bath - 3 Occupants
 - 2-bed 2-bath - 5 Occupants
 - 3-bed 2-bath - 7 Occupants

QUALIFICATIONS FOR RENTAL APPLICATION APPROVAL

CREDIT HISTORY:

- Credit report cannot have any skips, evictions, or judgments.
- Bankruptcy is accepted if discharged and if good credit is established.
- Must have an equal or better positive to negative account ratio. Tax liens, unsatisfied judgments and other public records counts as negative accounts.

BACKGROUND CHECK:

- Cannot have a felony criminal record or any criminal record that would be considered of threat to the community.
- We require a copy of each applicant's driver license or photo id (on move in).

INCOME:

- Minimum of 6 months with current employer (or positive employment history).
- Monthly net income must equal **three (3)** times the monthly rent of the apartment. Income for roommates can be combined but all income must be documented.
- Must provide **two (2)** recent pay stubs and/or a letter from employer on company letterhead indicating employment information. Self-employed or retired individuals must show a most recent tax return or financial statement. Social Security, pensions, child support, etc. must be verified.

RENTAL HISTORY:

- Must have at least **two (2)** years positive rental history.
- Renting from a family member is not considered rental history.
- Any applicants with an outstanding debt to a previous landlord will **AUTOMATICALLY BE REJECTED**.

CO-SIGNER:

- Must have excellent credit.
- Must make **five (5)** times the monthly rental rate.
- Must have at least **two (2)** years positive rental history or own a home.
- Must sign the Guarantor Letter and Application in our office. If the co-signer is unable to sign in our office they must have the Application notarized and mail us the original.

SCORING OF YOUR CONSUMER CREDIT REPORT:

- Bernard/Allison uses an empirically derived, statistically sound, credit scoring system to evaluate your consumer credit report thus treating all applicants objectively.
- Using a statistical program, we compare this information to the credit performance of other applicants with similar profiles which allows us to predict how likely it is that you will pay your rent in a timely manner and fulfill your other lease obligations.
- Based upon your credit score, your application will be accepted, rejected, or accepted with conditions that we may require an additional security deposit or a co-signer.

These criteria have been established to provide a fair and consistent application process. Please do not ask us to deviate from our policies.

Applicant Signature

Date

Spouse Signature

Date

Management Representative

Date