



**PROSPERA  
REALTY**  
& PROPERTY MANAGEMENT

## Resident Selection Policy

Prospera Property Management will not discriminate against any person based on Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin. The following guidelines will be used in evaluating each application for approval of residency; an investigative consumer report, including, but not limited to, residential history (rental and/or mortgage), employment history, and credit reports.

**Occupancy Standard:** No more that 2 persons per bedroom

**Income Standard:** Individual & joint (married) gross monthly income must be at least 2.5 times the amount of the monthly apartment rent. Each co-applicants gross monthly income must be at least 2.5 times the amount of the monthly apartment rent. Employment or Other Income must be ongoing and/or other supporting documentation of income. Absence of Employment or insufficient income requires advance rent. If permitted, a lease Guarantor must be local & must qualify by normal standards and execute a Guaranty of Lease.

**Rental History Standard:** Complete present and previous addresses and current area code and phone number of Landlord or Mortgage Company must be provided. Good payment history without noise complaints is required. Any outstanding balances for housing or filed evictions will result in application rejection.

**Credit History Standard:** Applicant(s) must have either good credit or no credit. Exceptions: Discharged bankruptcies over 2 years old are not considered; less than 2 years require 2 months additional advance rent. Medical balances are not considered.

Applications could be rejected due for, but not limited to:

- Falsification of any information on the application
- Income that does not meet requirements, or cannot be verified
- Negative rental history including no history
- Negative credit history
- Filed evictions – balances owed for housing
- Adjudication withheld or criminal conviction

Applicant Signature X \_\_\_\_\_ Date \_\_\_\_\_

Applicant Signature X \_\_\_\_\_ Date \_\_\_\_\_