

# Westlakes Apartments

## Minimum Tenant Requirements

### Proof of Residential History:

All applicants to rent must report their places of residence for the past three years.

When appropriate, they must authorize access to their rental or mortgage records to show that they have acted responsibly.

### Employment or Asset Requirements:

Tenants must have verifiable evidence of adequate assets or employment from which it could be reasonably concluded that rental payments could be made on a continuing basis for the term of the lease.

### Income Requirements:

An applicant must show net earnings or collect other income not less than 3 times rent.

Applicants with one or more roommates must earn or collect a combined amount equal to 4 times that of rent.

### Credit Requirements:

Tenant must authorize access to their credit reports and demonstrate a history of reasonably good credit.

Bankruptcies must be discharged for a minimum of three years.

Tenants may have no unpaid judgments, collection accounts and tax liens of significant amounts.

### Criminal History:

Applicants with a known history of criminal violence or sexual offenses will be denied.

Note – Some of the above requirements may be waived pending other considerations such as the payment of an increased security deposit or providing a cosigner that meets the above conditions and can show a minimum net income of five times that of rent.

## Reasons for Denial of Applications

False, fraudulent, misleading or withheld information on the application to rent

An unlawful detainer judgment or eviction

Community Debts

A conviction or convictions for any charges involving, but not limited to, theft, assault, intimidation, drug-related or weapons charge, obscenity and related violations, sex crimes and/or child sex crimes.

**No person shall be denied the right to reside at one of our apartments based on the applicant's race, color, religion, national origin, age, gender, disability, marital status or sexual orientation.**