

# Desert Mirage Apartments

1333 W Guadalupe Rd • Gilbert, AZ 85233  
(480) 539-1200 Office • (480) 539 – 8600 Fax

## RESIDENTIAL OCCUPANCY STANDARDS

- All persons leasing an apartment must be of legal age (18) to sign contract.
  - Maximum Occupancy per apartment:
    - 1-bed 1-bath – 3 Occupants
    - 2 bedroom 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's license or photo ID (on move in).

### INCOME:

- Minimum of 6 months with current employer (or positive employment history).
- Monthly net income must equal **two and a half (2 ½)** times the monthly rent of the apartment. Income for roommates can be combined.
- Must provide **two (2)** recent 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 **six (6)** months 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 REJECTEED**.

### CO-SIGNER:

- Must have excellent credit.
- Must make **four (4)** times the monthly rental rate.
- Must have at least **twelve (12)** months positive rental history or own a home.
- Must sign the Co-Signer 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 applications 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 \_\_\_\_\_