

**KINGSVILLE POINTE APARTMENTS
1201 E. CAESER
KINGSVILLE, TX 78363**

Baseline Criteria

Welcome to our community! Before you apply to lease an apartment in our community, please take time to review our rental criteria. The term “applicant(s)” under our criteria means the person or persons that are approved to occupy an apartment under the lease. These are our current rental criteria: nothing contained in these requirements shall constitute a guarantee or representation by us that all residents and occupants have met these requirements as our ability to verify these requirements have been met is limited to the information received from the various resident credit reporting services used.

Fair Housing: It is our expressed policy not to discriminate against any person based on race, color, religion, sex, national origin familial status or handicap.

APPLICATION FEES & DEPOSITS:

- All persons over the age of eighteen (18) will be required to complete a separate application, pay an application fee and will be listed as a leaseholder und the lease contract.
- Application fee of \$50 per application for non-married applications / \$85 for legally married couples in the form of a money order.
- If no deposit is required at the time of submitting an application a \$100 retainer fee will be required in the form of a money order.
- **NO RENTAL APPLICATION WILL BE PROCESSED UNTIL THE APPLICATION FEE, DEPOSIT OR RETAINER FEE HAS BEEN PAID IN FULL IN THE FORM OF A MONEY ORDER.**

RENTAL:

One-year satisfactory, verifiable rental history or home ownership with:

- No more than two (2) late payments or an additional deposit will be required.
- No more than two (2) NSF's (automatic denial)
- If owe another apartment community money then, automatic denial or provide proof of payment. An additional deposit equal to one month's rent may be required.
- Foreclosure of a previously owned home within the last 36 months will require additional review.
- If home ownership then mortgage must be current or zero balance (current mortgage statement is required).

EMPLOYMENT:

Verifiable employment (including but not limited to current employer)

- If unemployed, not a student or no verifiable income then an additional deposit equal to one month's market rent is required in addition to a bank statement showing a sum equal to the applicants entire lease term.
- Rent must not exceed 40% of the household's gross income.

CRIMINAL:

No felonies or deferred adjudication for felonies. No misdemeanors involving violent crimes against another person, drug possession, drug usage, or drug trafficking – automatic denial. We may make exceptions to the “no misdemeanors” policy, depending on the nature of the crime, how many years ago the crime occurred, the total number of crimes committed and other factors.

CREDIT:

- No credit will be deemed as good credit.
- Must carry a credit score of 525 or greater. If below, and all other criteria are meet, than an additional deposit will be required.
- Bankruptcy – is less than two (2) years old, automatic denial, unless discharged. If bankruptcy has been discharge, and good credit has been established since then, Management review and approval will be required.
- If there are more than 3 lines of unpaid collection items then it is an automatic denial.
- Past due and / or collections from any utility providers such as electric, gas, water, sewer, trash, etc. is automatic denial or provide proof of payment and an additional deposit will be required.

OCCUPANCY:

A maximum of two (2) adults and (1) child under the age of 18 per bedroom is permitted.

PETS:

Two (2) pets will be allowed per apartment. There is a required \$300 non-refundable pet fee if there is to be one pet or a \$500 fee if there are 2 pets and a \$10 monthly pet rent per pet. We will authorize a support animal for disabled persons. We may require a written statement from a qualified professional verifying the need for the support animal. No vicious breeds will be accepted per TAA rules and regulations.

Students that do not meet the above categories may obtain a co-signer:

- 1) If co-signer is required, must be a parent, grandparent or sibling.
- 2) Co-signer is required to make five (5) times the students portion of the rent.
- 3) Co-signer must pass the above credit criteria.
- 4) If multiple students apply for an apartment and a co-signer is required. Each individual applicant must have his/her own co-signer (one co-signer per siblings).

YOU ACKNOWLEDGE THAT YOU HAD AN OPPORTUNITY TO REVIEW OUR RENTAL SELECTION CRITERIA, WHICH INCLUDES REASONS YOUR APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. YOU UNDERSTAND THAT IF YOU DO NOT MEET OUR RENTAL SELECTION CRITERIA OR IF YOU FAIL TO ANSWER ANY QUESTIONS OR GIVE FALSE INFORMATION, WE MAY REJECT THE APPLICATION, RETAIN ALL APPLICATION FEES, ADMINISTRATIVE FEES, AND DEPOSITS AS LIQUIDATED DAMAGES FOR OUR TIME AND EXPENSE, AND TERMINATE YOUR RIGHT OF OCCUPANCY.