

RENTAL CRITERIA
EFFECTIVE August 25, 2019

Arbors of Sendera (name of property) complies with all Federal, State and Local Fair Housing Laws. All applicants must be 18 years of age or older unless protected under the familiar status provision of an applicable Fair Housing Law. The following qualification standards will be required from every prospective resident.

INCOME: Total gross household income for husband & wife or individual applicants must be at least (2.5) times the amount of the monthly rent. Each co-applicant (roommates) income must be at least TWO (2) times the amount of the monthly rental. Each applicant must have verifiable taxable income.

EMPLOYMENT: Present and past employment must be verifiable for a total of no less than TWO (2) years immediately prior to submitting the rental application. Applicant must be currently employed by an employer in the Kissimmee trade area.

UNEMPLOYED: Employment verification for unemployed applicants receiving income from retirement benefits, social security benefits, veteran’s benefits, disability benefits or other similar sources of income is required. Total gross income from such benefits is required to comply with INCOME criteria.

SELF-EMPLOYED: Photo copies of the prior year’s tax return with Schedule C must be provided to demonstrate the applicant’s ability to comply with INCOME criteria. Applicants business must have a local telephone number listed in company name.

CREDIT: Credit history for a period of TWO (2) years prior to submitting the rental application will be considered.

RENTAL HISTORY: VERIFIABLE RENTAL HISTORY FOR A PERIOD OF TWO (2) YEARS IMMEDIATELY PRIOR to submitting the rental application will be considered (Verifiable Rental History must be from A LEGITIMATE LANDLORD and you must have signed a lease for at least seven (7) months.) Negative rental history for any damages owed, rental related debt, lease violation or evictions filed within the past TWO (2) years will result in automatic denial of the rental application.

If applicant(s) owned and occupied a home immediately prior to submitting the rental application, verifiable mortgage payment history for a period of TWO (2) years will be considered. If there was no mortgage on the home, evidence of such will be required.

CRIMINAL RECORD: All applicants and occupants who have been determined to have a criminal conviction, current indictment, deferred adjudication, pending charges, or arrest record for drug related crimes, prostitution, theft, burglary, fraud, crimes involving weapons, or crimes against persons or property may be denied residency and occupancy.

FINAL APPROVAL/DENIAL: Final approval or denial will be based on Length of Current Residency, Rent Payment History, Prior Landlord References, Home Ownership, Retirement with Income, Length of Employment, Credit History and Income to Rent Ratio.

NUMBER OF OCCUPANTS: No more than 2 people per bedroom, no more than 2 adults per apartment, unless all are immediate family members.

_____ Applicant	_____ Applicant
_____ Rental Agent	_____ Date