

Applicant Signature

Rental Requirement Guidelines



2700 CAPITOL PARK SEALY MANAGEMENT COMPANY, INC. Rev. 8/16/2022

Sealy Management Company, Inc. supports The Fair Housing Act as amended, prohibiting discrimination in housing on race, creed, color, religion, sex, national origin, handicap, familial status or sexual orientation. The following qualification standards will be required from every prospective resident. All applicants must provide a government issued photo I.D. at the time of application. A completed application with an application fee is required for each adult resident and each adult occupant. Upon request, we will discuss, in general, the requirements for approval prior to you submitting your application.

Lease Holder(s) must be 18 years or older. An application must be submitted by each applicant 18 years of age or older, even if living with parent or guardian.
Number of Occupants	: Two Person Maximum Occupancy per Bedroom (unless otherwise dictated by State or Federal law).
Credit Scoring:	Information about you and your credit experiences, such as your bill-paying history, the number and type of accounts that you have, late payments, collection actions, outstanding debt, and the age of your accounts is collected from your credit report. An automated credit scoring system determines your credit score, which establishes any further verification needed and your security deposit amount.
Rental History:	Applicant must have twelve (12) months verifiable residence history. Documented lease violation may result in denial.
Employment:	Lease Holder must have twelve (12) months verifiable employment history or confirmation of full-time student (minimum 9 hours).
ncome:	Monthly gross income requirement is (4) times the monthly rent amount. Income must be verified by one or more of the following Management approved documentation: * Two (2) most recent pay stubs * Employer Offer Letter if new employee * Court Documents approved by Management * CPA Certified letter of income * Last two (2) years Federal Income Tax Returns if self employed
	Criminal history information will be gathered and evaluated by a third-party screening company according to Fair Housing laws and industry standards.
	Qualify for income jointly at four (4) times Market Rent; each roommate must qualify individually in all otherareas.
Guarantors:	Guarantors are required for full-time students who do not qualify on their own. A guarantor may also be used for applicants who have insufficient income, credit, employment and/or rental history. However, a guarantor cannot be used to cover a denied applicant. In qualifying a Guarantor, they must qualify at four (4) times the Market Rent with Management approved, documented income.
Application Fee:	An application fee is required per application prior to processing.
Cancellations:	Deposits will only be refunded on denied applicants. Deposits will not be returned for cancellations and will be forfeited as liquidated damages.
nformation and under	lerstand the Rental Requirements and Qualifications above, authorize verification of the application rstand that falsification of rental application information will result in denial. This criteria does not uals residing or visiting the community conform to these standards. I/We agree to all terms stated

Agent for Owner

Date

Date