LANDMARK
Cypress Pointe

Statement of Rental Policy

It is the policy of Cypress Pointe to do business in accordance with all Fair Housing Laws. Please review the following criteria prior to leasing an apartment. If you have any questions or concerns, please feel free to let us know.

- **Credit History**: It is our policy to review your credit score as provided by First Advantage and Experian.
  - Credit scores ABOVE 600 will be approved with a deposit of $150.
  - Credit scores BELOW 550 will be denied.
  - Credit scores between 550 and 599 will require a deposit equivalent to one month's rent.
  - Bankruptcy may be considered if it is over 36 months (3 years) and positive credit is established.
    - An additional deposit up to one month rent will be required
  - Foreclosures may be considered if it over 36 months (3 years).
    - An additional deposit of one month rent will be required

- **Income:** Applicants must gross three (3) times the amount of the market rent per month
  - 2 of the following MUST be presented as proof of income:
    - Pay check stubs
    - Previous year tax statement
    - Bank statement
    - If applicant has a new job an offer letter on company letterhead

- **Rental History**: Present and previous rental verification will be required in the application approval process
  - We require satisfactory payment history of at least 75%
  - If you rent a home from an individual we require at least 6 months of cancelled rent checks to verify rental history
  - If you have an eviction judgment less than 60 months (5 years) old your application will be denied
  - If you have rental debt less than 36 months (3 years) old your application will be denied

- **Criminal History**:
  - Criminal convictions will be reviewed after all other criteria have been met.
  - We will comply with all applicable Fair Housing Laws

- Please note that all occupants 18 and over will be required to be leaseholders and subject to credit and criminal background check
- Guarantors and/or Co-Signers are NOT accepted – all applicants must meet requirements individually
- Maximum occupancy of 2 people over 12 months per bedroom
- No short-term leases available
- All application and reservation fees are non-refundable

*** Disclaimer ***

All applications are evaluated by management. Management reserves the right to approve or deny applications based on all documentation gathered.

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Applicant Date Applicant Date

EQUAL HOUSING