LANDMARK
City Park

Statement of Rental Policy

It is the policy of Landmark Spring Cypress 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**: Unsatisfactory credit may be considered with management approval only, additional deposits of $300 to $1000 may be required.
  - Bankruptcy Filings, Foreclosures, Mortgage debt, Legal Items such as liens, and Property Rental Debt less than 3 years old will be denied, over 3 years old will require a $1000 deposit.
- **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 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
- A minimum deposit of $150 is required for all apartments.
- 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 OPPORTUNITY