Las Brisas on El Dorado
EFFECTIVE 05/14/08
ALL APPLICANTS WILL BE APPROVED ON THE FOLLOWING CRITERIA

A RENTAL APPLICATION MUST BE PROCESSED ON ALL PROSPECTIVE RESIDENTS 18 YEARS OF AGE OR OLDER AND A NON-REFUNDABLE APPLICATION FEE PAID FOR EACH APPLICANT. (THE EXCEPTION WOULD BE AN INDIVIDUAL LIVING WITH A PARENT, GUARDIAN OR THEIR DESIGNEE.) A STATE OR FEDERALLY ISSUED PHOTO I.D. WILL BE REQUIRED OF EACH APPLICANT.

1. INCOME:

Gross income per apartment must be three times the amount of the rent. If not verifiable by employer, we require the past 3 months of bank statements or certification from bank that the account maintains a minimum average monthly balance of three times the rental amount.

2. EMPLOYMENT:

A prospect must have verifiable current employment and 6 months employment history or a verifiable source of income. School will be accepted as an alternative to employment history provided it is verifiable.

3. CREDIT:

All applicants must provide a valid social security number. Applicants who are not permitted to have a social security number will have to supply satisfactory alternative identification. For example: a valid foreign passport or I-10 form. A credit report will be processed on each applicant. Applicants for whom negative credit information is reported for more than 25% of current accounts do not meet credit requirements. A "current account" is an account that is currently open or a closed account that has had activity within the past two years. Having a foreclosure in the past 12 months will require a deposit of one month's rent. Medical accounts are not considered.

4. RESIDENCY/RENTAL HISTORY:

Two years verifiable residency on current/previous address with at least 12 month's rental or home ownership history. If rental history is from a private owner, a copy of the rental agreement or the 12 most recent rent receipts payable to owner must be supplied.

5. AN APPLICANT WILL AUTOMATICALLY BE DENIED FOR THE FOLLOWING REASONS:

a) Having unresolved debts to a current/previous landlord/mortgagor and/or non-compliance with any terms of the lease/contract and/or community policies. (More than two late payments or returned checks per year of residency is unacceptable.)
b) Having been evicted or currently in the process of being evicted by a landlord for cause.
c) Bankruptcy has been filed, or is currently under consideration, and no final order of discharge has been entered.
d) Any information on the rental application is not true.
e) If any applicant or adult occupant has a conviction or has received deferred adjudication for any felony, the rental application will be denied. Additionally, if any applicant or adult occupant has a conviction or had received deferred adjudication for the following misdemeanor offenses, the rental application will be denied: 1. Offenses classified by the Texas Penal Code, as an offense against the person, an offense against the family, arson, property damage or destruction, robbery, burglary and criminal trespass, theft, or weapons. 2. Offenses identified in the Texas Controlled Substances Act as a class A misdemeanor. 3. Any other offenses involving any misdemeanor offense for which a person is required to register as a sex offender in the State of Texas: or 4. Any federal offenses or offenses in another jurisdiction classified in a category similar to those identified in this section.

6. AGE: Applicants must be at least 18 years of age.

7. OCCUPANCY: Maximum number of occupants per apartment:

1 bedroom: _2__ 2 bedroom: __4_ 3 bedrooms: _6_
If for any reason, the number of occupants exceeds the maximum number for that floorplan, residents will have a maximum of 90 days to transfer to the appropriate floorplan to comply with our occupancy limits. Children under the age of 2 years will not be counted when determining occupancy guidelines.

8. SECURITY DEPOSIT:

A security deposit and non-refundable fee must be paid in full prior to moving in.

1 bedroom	$150.00 Deposit	3 bedroom	$300.00
2 bedrooms	$200.00 Deposit		

If applicant is not approved, a check for the amount of deposit will be mailed to applicant within 21 days. From the time of receipt of deposit, applicant has 72 hours to cancel with no penalty. After 72 hours, the entire security deposit is forfeited.

9. PET POLICY:

All pets are limited to the weight of 40 pounds. A maximum number of two pets are allowed per apartment. An additional deposit of $200.00 and a non-refundable fee of $100.00 will be required. The following breeds are not allowed; Rottweiller, Doberman Pinscher, Pit Bull, Chow, and German Shepard. We reserve the right to reject breeds not listed above. No exotic animals allowed.

10. PARKING:

Applicant agrees to management's assignment of parking spaces. Inoperable vehicles, large trucks, construction vehicles, boats, trailers and other recreational vehicles are not permitted on the property. All registrations must be current. Maximum of two vehicles per apartment.

11. RENT:

All rent, deposits and fees must be paid by check, money order or cashier's check. If the bank returns the deposit check, application will automatically be denied.

12. If a prospective resident fails to meet all, but meets at least two of the criteria listed in items 1 through 4, the following options are available. (Note: all applicants must meet Items 5-11.)
a) A guarantor may be used. The guarantor must complete an application, pay the application fee, meet all criteria (Note: Income must be four times the amount of rent.) and must sign all required paper work and have it notarized before the resident moves in.
b) If the prospective resident does not have a guarantor, an additional deposit equal to one month's rent will be required.

I (WE) HAVE READ THE ABOVE AND UNDERSTAND THE CRITERIA FROM WHICH MY (OUR) APPLICATION WILL BE APPROVED.

_____
APPLICANT'S SIGNATURE **DATE**

_____
APPLICANT'S SIGNATURE **DATE**

_____
OWNER'S REPRESENTATIVE **DATE**

Adams LaSalle Properties Company (Texas)
DOES BUSINESS IN ACCORDANCE WITH THE FEDERAL FAIR HOUSING LAW
(FAIR HOUSING AMENDMENT ACT 1988)