



Rancocas Pointe Resident Qualifying Criteria

Thank you for your interest in our community. Please read the following information before completing your rental application.

It is the policy of this community and Asset Living to obey the spirit and the letter of all non-discrimination laws, including the Federal Fair Housing Law (The Fair Housing Amendments Act of 1988) and any local Fair Housing Ordinance. We do not discriminate based on Race, Color, Religion, Sex or Gender, Gender Identity or Gender Expression, Sexual Orientation, Source of Income, Disability, Familial Status, or National Origin.

To help us process your application in a timely manner, we ask that you complete it in full. There should be no lines left blank. If a line does not apply, please enter N/A. If you need to contact the leasing office with additional information, please do so within your 72-hour grace period. Please be sure to sign the application, any additional required forms, and enter the date where indicated. The lease agreement does not become effective until the application is approved by Management.

As part of our application process, we will verify the following:

- Rental History: Two years of verifiable current and/or previous rental history.
- Employment: Current verifiable source of income to include up to 3-months current, consecutive check stubs, Offer letter for newly hired positions, 1099 or 1044 if self-employed and/or any other verifiable source.
- Credit: a credit report will be processed through a 3rd party agency.
- Criminal Background: A criminal background check will be processed through a 3rd party agency. The findings may prevent the application from being approved.

QUALIFICATIONS

We require every adult (18 and older) residing in the apartment to have an approved application on file.

We may or may not accept co-signers for a situation where you lack income or rental history.

The income required for qualification is based on your verifiable gross income. Your income must be in line with the following amounts:

- Applicants must make a combined gross annual income of 3 times the monthly rent amount annualized.
- Income requirements are guidelines and can be adjusted up or down based on your individual debt load.

APPROVAL



Approval of the application is based on the sole discretion of the management. Please understand that any falsifications or omissions deemed deliberate are grounds for immediate denial. If you feel you have been unfairly treated or discriminated against in connection with this application, please contact us immediately at 404.995.1111. Asset Living, Inc., 5605 Glenridge Drive, Suite 1010, Atlanta, Georgia 30342.

Applications may be approved even though the following results were found through the background search:

- Most misdemeanors, simple possession of drugs or other controlled substance, fraud, bad checks, vehicular homicide, and DUI.

Applications may be denied based on the following results found through the background search:

- Fair Housing Act, Section 3604 (f)(9) that states an individual's tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others. Crimes that will most often allow management to deny tenancy are murder, assault, robbery, arson, rape, sale of drugs, sexual predators, and offenders.

OCCUPANCY STANDARDS

Two (2) persons per bedroom or two persons plus one minor twelve (12) months of age or less. The minor must reside with the parent, guardian, legal custodian, or person applying for that status.

UTILITY INFORMATION

Upon move-in, the new resident will be responsible for paying utilities as follows:

Electricity – upon acceptance of the application for residency, please contact PSE&G to have the electricity transferred into the leaseholder's name. The new account number will be **required** at the time of move-in.

Gas – upon acceptance of the application for residency, please contact PSE&G to have the Gas transferred into the leaseholder's name. The new account number will be **required** at the time of move-in.

Water/Sewer – Water and sewer charges will be billed in addition to your monthly rent. All charges are due and payable as additional rent and are due in accordance with the lease agreement.

Trash – Trash Fees are included with your rent! However, it is required that you properly dispose of your trash and recycle in the designated receptacles. Disposing trash and/or recycling in an improper way may result in your being assessed a "contamination fee".

GENERAL ANIMAL/PET INFORMATION

We strive to create a community that welcomes a responsible pet environment.

- Two pets per apartment home will be permitted; breed and weight restrictions apply.
- An additional Pet Fee and monthly Pet Rent will be required for all pets.
- You may or may not be required to register with a 3rd party pet screening company.
- Restricted Breeds include:
 - Akita
 - Alaskan Malamute
 - Boxer
 - Bull Terriers
 - Cane Corso



- Chow Chow
- Doberman Pinscher
- Dogo Argentino
- German Pinscher
- German Shepard
- Great Dane
- Mastiff
- Pitbull or any mix thereof
- Pitbull Terrier
- Rhodesian Ridgeback
- Rottweiler
- Siberian Husky
- Staffordshire Terrier
- Shar Pei
- Wolf-Hybrid

GENERAL RENTAL INSURANCE INFORMATION

It is **required** you purchase and maintain personal liability insurance in the amount of at least \$100,000 covering you, your occupants, and guests for personal injury and any property damage that you may cause. It is also required you maintain personal content coverage for your personal belongings and those of your occupants. Once you purchase a policy, it is required that you provide a copy of the declaration page to the leasing office.

In signing this document, you are aware that if your rental application is not approved, the application fee of \$60.00 per applicant and the admin fee of \$200.00 are non-refundable. We require separate checks or certified funds for security deposits and other applicable charges.

I hereby consent to allow Asset Living, Inc. through its designated agent and its employees to obtain and verify my credit information, including a criminal background search to determine whether or not to lease to me an apartment. I understand that should I lease an apartment, Asset Living, Inc., and its agent shall have a continuing right to review my credit information, rental application, criminal background, payment history, and occupancy history for account review purposes and for improving application methods.

Please acknowledge (by signing below) that you have read and understand the foregoing Resident Qualifying Criteria.

Revised 3-10-2025

