



It is the Policy of Shodeen Group, L.L.C.-The Reserve at Prairie Centre Apartments to offer equal housing for all people regardless of race, color, sex, national origin, handicap status, or any other state or locally protected classifications.

Applicants applying for an apartment home will be accepted on a first come, first serve basis and are subject to the availability of the apartment type requested. Available apartments include notices we have received from an existing Resident and their intentions to vacate on a certain date. Circumstances not under Managements control may delay availability for new applicants. Whether an apartment is available can vary within hours or days.

To be considered for approval all adults 18 years or older must complete a rental application. Any errors or falsification may result in denial of an application or to occupy a Shodeen Apartment Home. The Reserve at Prairie Centre seeks application approval through an outside Screening Agency. Based on results we may require a Guarantor or an additional security deposit equal to one month's rent. If you do not have a social security number, you will have to provide Management with additional information and subject to a one-month security deposit.

Qualifications:

Credit: A complete credit history from a credit bureau is required. A FICO score 635 or higher is also required. Good standing Landlord and Utility Accounts and debt to income history. A credit score between 500 and 634 will require an additional Security Deposit.

Criminal: Each applicant can expect a criminal background check. Anyone over the age of 18 occupying Prairie Centre Apartments must be screened for Criminal Convictions. If a background check reveals any applicant has records of criminal conviction(s) that present a risk to property or Resident Safety, the Applicant will be denied.

Income: Each Applicant must provide proof of income such as two most recent pay stubs, Current Offer Letter if not yet employed, Recent W2 or 1099 Form, three recent checking or savings account statements (for each applicant), notarized letter from CPA, or proof of other income such as Child Support, Spousal Support or Trust Income. Gross Household income must be 3 times the monthly rent. Guarantors are required to show proof of income and showing 3 times the monthly rent.

Payment Any Applicant showing rental debt or eviction will automatically be denied.

History:

Pets: Each residential unit is limited to 2 cats/dogs with a combined weight not to exceed 100 lbs. A nonrefundable Pet Fee of \$250 is required Prior or on Move-In Day for each Dog or Cat. Only Common, Domestic Nonaggressive animals will be accepted. Please ask Your Leasing Agent about Breed Restrictions. The following animals are not allowed: chinchillas, ferrets, pot-bellied pigs, snakes larger than 2-feet, or any poisonous animals. Shodeen Group, L.L.C. has right to remove any pet that shows aggressive behavior. All dogs must be leashed if outside of the apartment.

*Prairie Centre Residents are not required to supply proof of Renter's Insurance, but it is strongly recommended by Lessor. *

Applicant Signature _____

Date _____

Applicant Signature _____

Date _____



