

# Central Park

## APARTMENTS

A Chimney Rock Inc. Apartment Community.

### Rental Application Criteria

**We are an equal opportunity housing provider.** We fully comply with the Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, national origin or military status.

**Occupancy Guidelines.** To prevent overcrowding and undue stress on plumbing and other building systems, we restrict the number of people who may reside in a unit. In determining these restrictions, we adhere to all applicable fair housing laws. We allow the following: 1 bedroom: maximum 3 persons and 2 bedrooms: maximum 4 persons. No pets allowed.

**Application Process.** You must submit a rental application and answer all the questions on the form. All persons 18 years of age and older must complete an application and meet qualification requirements. We will determine whether, according to your responses to the questions, you qualify for the unit you are applying for. If you meet the criteria, you will be approved. If you do not, your application will be rejected. This process generally takes 48 hours. The application fee is \$30 per adult. Application fees are non-refundable.

**Rental Criteria.** To qualify for an apartment managed by Chimney Rock Inc., you must meet the following criteria:

- **Criminal History.** If you have ever been convicted of a felony, we will deny your application. If you have ever been convicted of a misdemeanor within the last 5 years, we may reject your application.
- **Income.** Your combined income must be at least 3 times the monthly rent and must be verifiable. If you are unemployed or retired, you must provide proof as to your source of income.
- **Credit History.** Credit score must be 680 or higher. If you do not have a credit score, your application may be denied.
- **Employment History.** You must have at least one year of verifiable employment history.
- **Rental History.** You must have at least two years of satisfactory rental references from at least one prior landlord.
- **Evictions and/or Left Owing Previous Landlords.** If you have ever been evicted or if you left owing a landlord money and have not paid monies owing, your application will be denied.
- **Bankruptcy.** Bankruptcies must be closed or discharged.

The first month's rent and security deposit must be paid before tenants can take possession of the unit.

12 month lease minimum. Sorry, we do not accept ASHA, No AK Housing or Section 8.

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