

# UNIFORM RENTAL POLICY STATEMENT

The following guidelines have been established for renting so that all applicants will receive the same consideration in determining their eligibility.

1. Owner/Agent follows the North Valley Property Owners Association Code of Ethics. Owner/Agent will not discriminate against any rental applicant by reason of their color, sex, race, religion, nationality, ancestry, sexual orientation, age, marital status, disability, level or source of income, or any discrimination prohibited by law.
2. Each adult must fill out an application to rent completely. NO BLANKS. Incomplete applications will not be processed. Falsified information on any application shall be cause for rejection, or later terminate any rental agreement. The rental application is being used to determine if:
  - a. Prospective resident(s) can and will pay the rent;
  - b. Prospective resident(s) will not disturb neighbors;
  - c. Prospective resident(s) will take care of the property.
3. All income sources, employment, personal character references and credit score will be verified for each applicant. Proof of income is required upon Owner/Agent receiving application.
4. Unless otherwise guaranteed, applicant(s) monthly gross income sources (i.e. take home pay, child support, Social Security, etc.) must be 3 times one month's rent.
5. Proof of renters insurance is required at lease signing.
6. A credit score of 665 or higher is required to qualify without a cosigner.
7. Five years good rental history is required to qualify without a cosigner.
8. Evictions on your record are disqualifying to rent with or without a cosigner.
9. Prior to occupancy, each resident shall be required to sign a standard rental agreement and/or lease, a copy of which will be provided.
10. All proposed applicants must be legally qualified and competent to execute a rental contract.
11. If you do not meet all of our qualifications a guarantor may be considered, an individual may apply to be a co-signer and need to show proof of adequate income to cover personal debt, four times the rent gross and credit score of 715 or higher, as well as applicant in which they are guaranteeing fund for.
12. All applications will be processed in the order in which they were completed.

DATED: \_\_\_\_\_

2/9/2024



ELLEN SHEPHERD, Owner, ELLE Property  
Management Solutions