

Rental Qualifications

Mill Creek at Windemere

Individuals:

Verifiable employment history
(if self-employed, income is verified by prior 2 years tax returns and prior 3 months bank statements)

Gross income equaling 2 times the monthly rent

Positive credit history
(Bankruptcy okay if discharged)

Positive rental history

Guarantors:

Verifiable employment history
(if self employed income verified by prior 2 years tax returns and prior 3 months bank statements)

Gross income equaling 4 times the monthly rent

Positive credit history

To apply, please submit the following:
\$48.00 fee for each applicant 18 years or older (fee is non-refundable)
\$250 holding deposit (non-refundable after 24 hours if approved)

A valid drivers license or government issued identification is required to confirm the identity of all applicants

Renters Insurance Required
Proof of \$100,000 liability coverage due upon move in

ESSEX

PROPERTY TRUST, INC.

Creating the communities people call home.™



Visit our website: www.essexpropertytrust.com

Mill Creek at Windemere

APPLICANT QUALIFICATION STANDARDS & AVAILABILITY STATEMENT

Mill Creek at Windemere does business in accordance with the Fair Housing Act. All Occupant over the age of 18 must qualify. All Occupant of legal age must fill out an application and are considered to be applicants. Each applicant must complete an application in its entirety and all information provided must be true, accurate and complete, as well as verifiable. Qualification is determined by credit analysis, income verification, and rental history. Each applicant's credit status will be individually evaluated; leaseholders' income will be combined for credit scoring.

Occupancy Guidelines and Standard Deposits: The maximum occupancy standards are listed below. There are no exceptions. Standard deposits are determined based on unit size. Pet deposits are required: \$500 for dogs and cats, a maximum of two animals per apartment. See pet guidelines for further details, as restrictions apply.

	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM
Maximum Occupants :	(3) persons	(5) persons	(7) persons
Security Deposit O.A.C:	\$400	\$500	\$600
Unit Size:	775-890 sq ft	1052-1160 sq ft	1315 sq ft

Credit analysis: A credit report will be secured and evaluated for all leaseholders.

Each individual applicant, prior to application processing, must pay a non-refundable application fee of \$48.00

RENTAL RATING

0.0 – 4.9

5.0 – 5.9

6.0 – 6.9

7.0 or higher

BANKRUPTCY*

Unlawful Detainer/Evictions

RESULTS

Immediate Denial or Guarantor Required

Requires additional Deposit **EQUAL** to 1x the rent

Requires additional Deposit **EQUAL** to ½ x the rent Approved

Must be cleared for one year or more

Immediate Denial

* Proof of discharged Bankruptcy papers may be required for Bankruptcy.

Guarantors are welcome to apply. Guarantor income to rent ratio must exceed 4x rent, and have a credit rating for 6.0 or above to qualify.

Income/Employment: Gross annual income for all leaseholders is combined and entered into the credit-scoring model for each applicant. Monthly income must be equal to or higher than 2 times the rent amount. The monthly gross income remaining after Rent and Estimated Debt cannot exceed \$500. All applicants must provide one month's total salary (if paid bi-weekly, two most recent paystubs equaling one month of salary, if paid weekly, 4 most recent paystubs equaling to one month's salary required, etc.). An offer letter may be substituted for paystubs if recently employed within last two months. Additional sources of income may be considered but documentation must be provided. ***If the sum of additional assets is over \$5,000, bank statements for the previous six months will be required and 2% of total assets will be calculated into income.***

Rental History: rental history for the past 5 consecutive years in addition to all address on the credit report will be evaluated and must be verifiable. Four or more late payments in a calendar year to landlord or mortgage holder will result in immediate denial. No rental history in US or less than one year or rental history will result in an increased deposit equivalent to one month's rent. Situations where prospective resident's name was not on the lease, rental from family members etc will not be considered rental history.

Apartment Availability: The listing of available apartments to rent is updated as each apartment becomes available. This may occur at varying times throughout the day and accordingly, available listing at business day begin may differ from the available listing and business day end. An apartment becomes available to lease when Management receives a notice to vacate, and/ or receives the keys, and/ or validates a vacancy.

Maximum Income Limits

(2 and 3 bedroom)

1 Person: \$100,150

2 Persons: \$114,450

3 Persons: \$128,750

4 Persons: \$143,050

5 Persons: \$154,500

6 Persons: \$165,950

7 Persons: \$177,400

Qualifications:

Gross monthly income must be 2x monthly rent

Good Credit Standing

Good Rental History

Qualified for Moderate income

Maximum Income Limits

(1 bedroom)

1 Person: \$100,500

2 Persons: \$114,850

3 Persons: \$129,250

Pet Policies:

All pets must be spayed/neutered. Pet Rent for cats is \$50/month. Pet Rent for all dogs under 50 lbs is \$75/month. Pet rent is required per pet. An additional deposit of \$500 for cats & dogs will be required. Maximum of two pets per apartment. Pets may not be left unattended on the property or balconies at any time. **Breed restriction apply (but are not limited to):** Pit Bulls, Dobermans, Rottweilers, Chow Chows, German Shepards, Siberian Huskies, Presa Canarios, Alaskan Malamutes, Akitas, Great Danes, Wolf-hybrids, or any mix with these breeds are not allowed. Pets will need to be brought to office for approval. Please bring Pet Application, current pet vaccinations & a picture of your pet(s). **Parking:** Each apartment is assigned one carport or one single-car garage. Garages may not be used for storage.

