

UPTOWN GARDEN APARTMENTS

Standards for Rental Application

The following are standards that will be used to judge your application for tenancy. You must meet the following standards to qualify for a rental with our company. All tenant applicants are judged on the same standards, one person or family at a time, on a first come first served basis. Applications are reviewed once a FULLY completed application and all supporting information are received. You will be charged a non-refundable screening fee to apply (see application).

ID REQUIREMENT: ALL applicants over the age of 18 must show a current picture ID at the time of application.

CREDIT HISTORY: No Outstanding collections or judgements. All collections and/or judgements must show being paid in full. A minimum credit score is not required.

BANKRUPTCY: You cannot have filed for bankruptcy in the last 18 months. Any bankruptcy must have been discharged at least one year from date of application.

EVICTION AND SKIP HISTORY: NO Evictions for cause or skip history in the last six years.

CRIMINAL HISTORY: NO convictions in the last seven years for crimes including but not limited to *Possession of Drugs with the Intent to Distribute, Rape, Assault, Child Molestation, Burglary, or Murder*. No convictions in the past year for crimes including but not limited to *Possession of a Controlled Substance (illegal drugs), or Domestic Violence*.

INCOME: The combined gross income of all persons living in the rental must be **three times** the rental rate per month. Applicants on assisted housing programs must show proof of assistance.

EMPLOYMENT: You must have six months on the same job, in the same profession, or show proof of student or military status. Housing assisted applicants are waived from this requirement

RENTAL HISTORY: Must provide name, address, phone and dates of tenancy for previous landlords for 2 years, regardless of the state or country. Reports obtained from previous landlords must be good or positive. Negative reports regarding timeliness of rent, condition of property, money owed and not paid, or other "breach of agreement" will be grounds for denial of your application.

I/We authorize Uptown Garden Apartments to investigate all pertinent background information. My/Our signature/s below acknowledges that I/We have read the above standards for tenancy and understand that I/We will be judged on the above standards, and must meet them to qualify for tenancy. Furthermore, I/We understand that if denied the application fee is non-refundable.

Signature of Applicant

Date

APPLICATION

Complex/Unit Information:

Available Unit Address	Rental Amt.	Deposit
Complex Phone (505)948-8299		
Email uptowngardensabq@gmail.com		

Applicant Info:

Name(Last,First,Middle)		
Home Phone	Work Phone	Email Address
Date of Birth	Social Security Number	Drivers License Number State

Residential Info:

Current Address	City	State	Zip	Rent/ Mortgage Amount
Landlord/Mortgage Company	City	State	From (mo/yr) To(mo/yr)	Landlord/Mortgage Company Phone
Previous Physical Address	City	State	Zip	Rent/ Mortgage Amount
Landlord/Mortgage Company	City	State	From (mo/yr) To(mo/yr)	Landlord/Mortgage Company Phone

Employment/Income:

Current Employer/income source	City	State	ZIP	Employer/Human Resources Phone
Position	Amount per (hr)(wk)(mo)(yr)	From (mo/yr)	To(mo/yr)	Supervisor
Previous Employer/income source	City	State	ZIP	Employer/Human Resources Phone
Position	Amount per (hr)(wk)(mo)(yr)	From (mo/yr)	To(mo/yr)	Supervisor

Financial:

Automobile(Make/yr/model)	Color	Amount Owed	License Plate
Other	Type	Amount Owed	Institution

Emergency:

In Case of an Emergency, Please Contact	Name(Last, First)	Phone Number	Relation
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Legal:

I have read the Standards for Rental Application and provided all pertinent and accurate information herein.	Date	Have you ever been convicted of a felony? No[] Yes[]
Signature of Applicant		Have you ever been evicted? No[] Yes[]