

UNIFORM RENTAL POLICY STATEMENT

The following guidelines have been established for renting this living unit 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 report 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 _____ times one month's rent.
5. The maximum number of occupants for this rental offered for rent is _____ for a _____ bedroom rental.
6. The security deposit required is \$ _____.
☐ Additional deposit of _____ may be required per pet. Max number of pets: _____
7. Prior to occupancy, each resident shall be required to sign a standard rental agreement and/or lease, a copy of which will be provided.
8. All proposed applicants must be legally qualified and competent to execute a rental contract.
9. If you do not meet all of our qualifications a cosigner may be required, and will need to show proof of adequate income to cover personal debt as well as applicant in which they are co-signing for.
10. All applications will be processed in the order in which they were received.
11. A \$ _____ application fee per applicant is required prior to processing application(s).

Date Owner/Agent

