**ACE Rentals, LLC**

**Davis Rentals**

**310 East Montgomery Crossroads**

**Suite 15**

**Savannah, GA 31406**

**912-354-4011**

**RENTAL CRITERIA**

**APPLICATION FEE/ADMINISTRATIVE FEE ARE NON-REFUNDABLE:**

The rental application fee of $50.00 per applicant is non refundable fee. Because there are no exceptions, it is important that you haview this document carefully before submitting an application, making certain that, to the best of your knowledge; you met the rental qualification stated. Then if you wish to apply we will accept your application and the non-refundable application fee.

THE FOLLOWING QUALIFICATION STANDARDS FOR RENTAL OF AN APARTMENT APPLY TO ALL APPLICANTS:

PHOTO IDENTIFICATION- At the time of application, you will need to show valid proof of identification. This can be state or federally issued. Acceptable identification includes a driver's license, passport, and/or state issued photo identification card. Upon move-in a copy of your photo ID will be required for identification purposes and a copy will be kept in your resident file.

ADDITIONAL RESIDENTS WILL BE NAMED ON THE LEASE- Any resident who is not a dependent child of the primary applicant must be named on the lease and must meet all the same criteria as the primary applicant. Co-signers may be considered upon approval of management for lack of credit, rental history or employment history.

OCCUPANCY- The maximum number of persons per apartment is: 2 persons per bedroom. Example: 1 bedroom limit is 2 people, 2 bedroom limit is 4 people, and 3 bedroom limit is 6 people. In the event of an adoption, birth, custody change, or other addition of a minor to the household occurs causing the occupants to exceed the maximum number permitted per bedroom, residents will have until the expiration of the lease term to transfer to the appropriate apartment to comply with occupancy limits.

PETS- Pets are limited by size and breed. At full growth, pets may not exceed 60 pounds. There is a limit of 2 pets per apartment. A pet fee of $300.00 per animal is required for all pets in the apartment. A pet deposit of $300.00 will also be required in addition to monthly pet rent of $10 per pet. In general, only common, domestic, nonaggressive animals will be accepted. No exotic pets (such as reptiles, ferrets, pot belly pigs, etc) are permitted. Dogs, if permitted: at a minimum, residents will not be allowed to have a dog that is a Pit Bull, Rottweiler, Doberman, German Shepherd, Malamute, Bull Terrier, Wolf-Dog Hybrid, Chow-Chow, Dalmatian, Boxer, Presa Canario, Huskies, Great Dane and any dog that management believes, in its sole discretion, is a cross breed of or related to any of these breeds. We may also restrict any breed that becomes known as aggressive, in our sole discretion. Other animals may be excluded. We may require the removal of any pet that shows aggressive behavior. Pet rules apply to all pets, including those pets that are visiting or temporary.

INCOME- Total monthly gross income (before taxes) must be at least three times the amount of the monthly apartment rent. Income will be verified.

EMPLOYMENT- Income from your employer must bę verified by either supervisory personnel or the Human Resource Department of your current and past employers, and two current pay stubs. Employment verification must cover a two year period.

SELF EMPLOYMENT- If you are self-employed or retired, you must provide proof of income and/or your ability to pay rent for the terms of the lease by furnishing copies of Federal Income Tax returns filed for the past year, a current certified financial statement and/or photocopies of your most recent bank statement.

CREDIT REPORT- There is a full credit history prepared by an outside agency. All credit must be rated satisfactory. If your credit comes back as Accept with Conditions, an additional deposit will be required. If bankruptcy has been filed, the applicant must provide proof that it has been discharged for at least 2 years. We will also compare any addresses the credit reporting company discovers to the ones you have provided on your credit application.

RENTAL HISTORY- Residency references must be documented for a minimum of two years. Any negative rental history is grounds for the denial of your application. Negative rental history included but is not limited to the following: any breach of a lease agreement, excessive late payment and excessive NSF check writing.

ADA STATEMENT - The Davis Rentals is committed to compliance with all federal, state, and local fair housing laws. We subscribes to a universal policy for the achievement of equal housing and no person will be discriminated against because of race, color, age, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, marital status or any other local laws protecting specific classes.

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