



# Eagle Property Management

## Rental Guidelines

**Eagle Property Management is an equal opportunity housing provider.** We fully comply with the Federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing laws.

**Housing availability policy:** Rental units become available when they are ready to rent. A vacant unit will not be deemed available until it has been cleaned, and prepared for a new resident. We update our list of available rental units as each unit becomes available.

**Occupancy guidelines:** To prevent overcrowding and undue stress on plumbing and other building systems, we restrict the number of people who may reside in a unit. In determining these restrictions, we adhere to all applicable fair housing laws. We allow two persons per bedroom per rental unit. For example, a three-bedroom rental unit could house as many as seven people

**Application process:** We evaluate every application in the following manner: You must submit a rental application and answer all questions on the form. All adults living in the rental unit must complete an application and meet qualification requirements. Each applicant must pay a non-refundable \$45 application fee. We will determine whether, from your responses to the application questions; you qualify for the unit you are applying for.

### **Rental criteria:**

1. Each applicant shall have an acceptable credit rating, which will be verified through a credit-reporting agency. An adverse report, such as delinquent accounts or unpaid judgments, may disqualify the applicant.
2. Applicant's employment and/or other sources of income will be verified. Length of employment and/or job stability will be a factor of consideration. Outstanding debts and monthly obligations will also be taken into consideration.
3. Current and prior landlords' references will be checked. Failure to pay rent on time, to give a thirty days notice in writing prior to termination of tenancy, to protect property or to respect the rights of other residents/ neighbors will disqualify the applicant for continued tenancy. Applicant's willingness and ability to care for current and prior residences will be confirmed.
4. Stability of residency (frequency of moves) will be a factor of consideration.

5. A history of violent behavior or criminal convictions for violent crimes or illegal drug activities will disqualify applicant/s. Criminal activity, including drug-related criminal activity will not be tolerated and will be considered default of lease terms.
6. Applicant must be at least eighteen years of age in order to sign rental agreement. All occupants eighteen years of age and older must complete an application; pay the current application fee and sign rental agreement. A co-signer may be required in some instances cosigner must also complete application and pay current fee.