

**Campbell Property Management**  
Community Criteria  
The Park On Bluebonnet Apartments

**INCOME REQUIREMENTS:**

- ❖ Applicant(s) monthly income must be four (4) times the amount of their monthly rent.

**CREDIT REQUIREMENTS:**

- ❖ Satisfactory credit rating for the prior two (2) years will be required and 80 % of all credit lines must show paid on time or as agreed. Less than 80% positive credit will result in an additional deposit.
- ❖ Lack of credit history will be considered satisfactory and result in an additional deposit.
- ❖ Bankruptcies not discharged & unpaid rental related judgments would result in denial.

**RENTAL REQUIREMENTS:**

- ❖ Applicant(s) must have 6 months rental/mortgage history; lack of rental or mortgage history will result in additional deposit.
- ❖ Unlawful detainees and/or outstanding debts to landlords will result in denial.

**CRIMINAL BACKGROUND CHECK:**

- ❖ Positive background check-  
No record found -OR- All felony convictions or guilt pleas were committed over four (4) years ago (excluding violent crimes)- OR- All convictions are not of a violent nature such as murder, rape, armed robbery, and any sexual crimes.
- ❖ Negative background check  
Any conviction or guilty pleas of crimes.

**EMPLOYMENT REQUIREMENTS:**

- ❖ Applicant(s) must have 6 months employment history or previous employment in the same field.
- ❖ Unsatisfactory employment history may result in an additional deposit.

**CO-SIGNER RECOMMENDATIONS:**

- ❖ Co-signers will be accepted for students and or applicants with insufficient credit.

**APPLICATION FEE:**

- ❖ A \$35.00 (Non-Refundable) applications processing fee will be required for each applicant 18 years of age or older. Applicants under the age of 18 will be listed on the lease contract as an occupant only.

**PETS:**

- ❖ Please refer to Community Pet Policy Agreement.

**OCCUPANCY GUIDELINES:** (Note: Infants under 6 months of age are not counted as an occupant)

- ❖ ONE BEDROOM- 2 persons of familial status or 2 persons
- ❖ TWO BEDROOM- 4 persons of familial status or 3 persons
- ❖ THREE BEDROOM- 6 persons of familial status or 4 persons
- ❖ Familial Status is defined by HUD as children under 18 years of age domiciled with parent(s) legal custody, or children domiciled with designee of the parent(s) with custody (with written permission); and any person who is pregnant or in the process of attaining legal custody of a child under the age of 18.

**EQUAL HOUSING:**

- ❖ Non-discrimination on the basis of race, color, religion, sex, national origin, familial status or handicap is the comprehensive policy for this property.

**I HAVE READ, UNDERSTAND AND ACCEPT THE ABOVE RENTAL CRITERIA.**

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Management Signature

\_\_\_\_\_  
Date