

THE MORGAN GROUP, INC.
MISSIONS AT CHINO HILLS
QUALIFYING CRITERIA

The following paragraphs are MANDATORY and may not be modified without the prior written approval of the Owner.

POLICIES:

- A. No applicant convicted of a crime involving moral turpitude will be accepted for residency.
- B. Maximum Occupancy per Apartment: 1/1 – 3 occupants, 2/2 – 5 occupants, 3/2 – 7 occupants.
- C. Cosigners will not be accepted.
- D. If applicant is approved with “conditions” applicant must pay additional monies equal to one months’ rent in addition to the standard deposit. All additional monies required to qualify must be presented in certified funds prior to move in.
- E. Any persons over the age of 18 must complete an application and be listed as a resident.
- F. Criminal checks will be conducted on all applicants in applicable states. Checks will be verified in the state that the applicant currently resides. Applicants will be denied if the criminal history report received contains a felony conviction or deferred adjudication for a felony involving moral turpitude within the past ten years.
- G. Multiple applicants or “roommates” applying for one apartment may combine income and/or assets if necessary, however any applicant denied due to derogatory rental history or derogatory criminal history cannot occupy an apartment as a lessee or occupant.

INCOME STANDARDS:

- H. The gross income/rent ratio used to qualify applicants is 3 to 1.
- I. Income verification is required. Acceptable forms of verification include: a computerized pay stub with YTD earnings and most recent W-2.
- J. Self employed or applicants who receive tips and/or commission only must supply last years tax returns accompanied by IRS form 1099 or form 1722.
- K. Retired and unemployed applicants living off interest bearing accounts must provide statements with proof of assets equal to 3 years rent.
- L. Applicants that are recent college graduates and do not have previous employment/income history may supply a copy of their diploma or letter of offer for employment history.

CREDIT STANDARDS:

- M. An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one, which reflects past or current bad debt, late payments, or unpaid bills, liens, judgements, or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be given the name, address, and telephone number of the credit reporting agency that provided the credit report. An applicant rejected for unsatisfactory credit may obtain a copy of the credit report from the credit-reporting agency, correct an erroneous information that may be on the report and resubmit an application to this community.
- N. All applicants that cannot provide a social security number unless applicant proves foreign citizenry will be declined. With proof of foreign citizenship, process remaining application manually.

