



# CHRISTOPHERSON

## *Properties*

### RENTAL QUALIFICATIONS QUICK REFERENCE SHEET - IOWA

#### Considering Renting from Christopherson Properties?

*There are some important things you should know before you submit an application.*

- There is a non-refundable application fee of \$40 per adult payable by check, certified funds or credit card only. All applicants must be at least 18 yrs. of age, or provide proof of emancipation. You will be required to pay a holding fee if you wish for us to hold the apartment for you while your application is in process. We use a \*third party screening company for credit scores, criminal reports, forcible entry and detainers, evictions, rental references and income verifications used to determine application approval or denial and deposit amount.
- The application must be signed and filled out completely. The application will ask for information including: your full legal name, address, phone and email information, current and previous residence history including rent amounts, reason for leaving, dates and contact information for verification purposes, your date of birth, social security number, driver's license information, occupants, vehicle information, emergency contacts, employment and financial information, criminal history, forcible entry and detainer and/or eviction history and pet information.
- All applicants must be U.S. citizens with a valid Social Security Card (not for "work purposes only") OR provide documentation to prove legal U.S. residency.

- **Rental Deposits Start At:**  
1-2 Bedroom \$250.00  
3 Bedroom \$400.00
- Monthly income less than 2.5 times the rent amount (or less than 2.5 times the resident portion with verified Subsidy Program) will require an approved Co-signer, provided all other criteria is met.
- Provided all other criteria is met, a deposit equal to one month of rent or an approved Co-signer will be required;
  - For credit scores of 500 – 549, with any positive rental history.
  - For credit scores of 550+, with no rental history.
- Full-time students who have no rental history and/or no credit and/or insufficient income, will require an approved Co-signer, provided all other criteria is met
- No credit and no rental history will require either an approved Co-signer plus a deposit equal to one month of rent, or a deposit equal to two months of rent, provided all other criteria is met.
- Unpaid debts with any utility company must be paid in full or the application will be denied.
- A bankruptcy that has not been discharged, or a foreclosure on your record, will result in a required deposit equal to two months of rent, in addition to all other criteria being met.
- A forcible entry and detainer, eviction, and/or negative rental reference from within the past five years, or money owed to a landlord will result in a denied application.

- Christopherson Properties complies with all federal, state, and local Fair Housing Laws.
- A criminal background and credit check is completed by a \*third party screening company for all individuals during the application process. Rental applications are denied for individuals who have been charged, convicted of or plead guilty or no contest to a felony, criminal sexual contact, and certain misdemeanors. Registered Sex offenders are not allowed to rent from Christopherson Properties. This information is kept confidential and only an *approved, conditional, or denied* decision is sent to the rental office. If your application is not approved, you will receive a letter in the mail from the \*third party screening company regarding your application.

#### **Occupancy Standards:**

- 1 Bedroom: up to 2 people
- 2 Bedroom: up to 4 people
- 3 Bedroom: up to 5 people

#### **Pets:**

- There is a \$300 non-refundable pet fee per dog, and monthly pet rent of \$30 per dog (up to 65 lbs., no aggressive breeds). There is a \$200 non-refundable pet fee per cat, and monthly pet rent of \$20 per cat (must be spayed/neutered and front declawed).
  - Please see the rental office for full guidelines and restrictions regarding pets.

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