

DECKER PROPERTIES, INC. EQUAL HOUSING OPPORTUNITY

Leasing Criteria

Thank you for applying for an apartment with Decker Properties, Inc. Our leasing decisions are made based upon the following criteria:

1. **Minimum income:** The minimum income is equal to three times the rent. All legal sources of income from all adults (age 18 and over) that will be living in the apartment counts toward the minimum income. For applicants that have all or part of their rent paid by a government agency, this requirement is modified accordingly.
2. **Credit report:** A credit report is obtained and reviewed by management to assess whether or not an applicant's bills and other obligations are paid on time.
3. **Criminal background check.** On a case by case basis, with a goal toward eliminating demonstrable risk to resident safety or property, an applicant may be denied for convictions related to violent crimes, sex crimes, crimes against property or persons (such as theft or arson) and convictions involving the manufacture or distribution of drugs. Considerations include length of time since conviction, severity of crime, rehabilitation and age at time of conviction. This lookback shall be limited to two years in Madison.
4. **Occupancy limit:** Occupancy is limited to two people per bedroom. Studio may be occupied by up to two people. Infants less than the age of two do not count toward the occupancy limit.
5. **Continuity of Income:** The current and/or previous source(s) of income will be contacted to verify start dates, amounts and outlook for continuing income stream.
6. **Landlord reference:** The current and/or previous landlord will be contacted and asked these questions:
 - A. Has rent been paid on time?
 - B. Was there proper notice to vacate?
 - C. Would you rent to this individual again?
 - D. Did the applicant's pet cause any damage or problems (if applicable)?In addition, we do not rent to any applicant that was subject to a judgement of eviction in the last four years

We always try to process applications as quickly as possible. Because we must make contact with third party landlord and employers, an immediate answer may not be possible. Please feel free to inquire about the status of your application at any time.

Thank you again for your interest.

**IF YOU FEEL THAT YOU HAVE BEEN TREATED UNFAIRLY AT ANY TIME
PLEASE CONTACT DAVID DECKER AT (262) 785-0840**

