

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:**

Rental Criteria

1. Gross monthly combined income **MUST** equal **3 times** the monthly rent.
2. No evictions filed against the applicant(s) within the last 4 years-regardless of the outcome.
3. No criminal convicted within the last 5 years or demonstrable risk to resident safety or property (2 years lookback Madison).
4. Qualified application includes verification of income, credit history, landlord references, and background screening.
5. **Applicants who own a vehicle must have a valid driver's license.**
6. Landlord reserves the right to increase security deposit, and/or require a qualified co-signer(s) as a condition of the lease.

Application Requirements

1. ALL individuals over the age of 18 who will be residing in the unit are required to complete a rental application.
2. **\$25.00** non-refundable application processing fee is required for each adult application.
3. EACH applicant **MUST** provide proof of income (recent pay stubs, tax statement, etc.), proof of identity (photocopy of driver's license, state issued ID, or passport. Decker Properties, Inc. reserves the right to request additional proof of identification.

***INCOMPLETE APPLICATIONS WITHOUT REASONABLE EXPLANATION
MAY BE REJECTED***

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**

