

MEADOWBROOK GARDEN APARTMENTS
Application Approval Criteria

We are pleased that you have chosen Meadowbrook Garden Apartments as your new home. The following is a list of criteria used as a guideline for approving applications for residency. Please review the list carefully. Please feel free to contact the office at (973) 335-3111 if you have any questions or need assistance completing the application.

1. Each leaseholder must be at least 20 years old at the time of application and complete an application in full. There is a two occupant maximum in one bedroom units, and four occupant maximum in two bedroom units. All occupants 18 years old or older must complete an application and be checked for criminal history.
2. Income minimum is at least **3 times the monthly rent**. Proof of income is required. Each applicant must be at current employer a minimum of 12 months, or at immediate previous employer for a minimum of 12 months. This does not apply to recent college graduates. Retired persons and otherwise must have a verifiable source of income. Tips, cash payments, child support, AFDC, and separate maintenance income will not be considered in calculating income requirements.
3. Applicant should have **established good credit**. Accounts that have reached the collection stage or have been written off are considered negative credit. If you had a bankruptcy discharged in the last 3 years, a security deposit equal to two month's rent will be required. If you have a bankruptcy that has been discharged for more than 3 years, good credit must be re-established. No delinquencies in the past 90 days will be accepted. Applicants with some negative credit may be approved with an additional deposit. Applicants with a limited credit history and have no real verifiable rental history may be approved with a qualified co-signer or pay two month's rent as a security deposit. All other criteria must be met. Co-signers must live in the Parsippany metropolitan area, be over the age of 25 and have at least five (5) years of established good credit.
4. Applicants with a rental history may be asked to show history of current payments, compliance with rules and regulations, and proper fulfillment of lease obligations. You may be asked to provide rental receipts. **Leases that were not renewed due to any lease violations will not be accepted. Applicants with a prior eviction record will automatically be denied.** Applicants owing any rental housing debts or have previous paid rental housing debts reported to the credit bureau will not be accepted. Foreclosures in the last 3 years will not be accepted.
5. **All occupants 18 years of age and older will be checked for criminal history.** Persons with felony convictions or persons who receive deferred adjudication or probation for felony charges are not allowed to live on property. Persons with pending criminal litigation will not be considered until final disposition has been reached. Persons involved in any crime involving a minor will not be accepted. Persons with outstanding arrest warrants will not be accepted. Persons convicted, or received deferred adjudication for misdemeanor offenses involving drugs, theft, property loss or destruction of property, violent or threatening behavior, or sexual misbehavior in the last two (2) years or history of repeated offenses will not be allowed to live on property.

I HAVE READ AND FULLY UNDERSTAND THESE QUALIFICATIONS. ALL MONEY WILL BE FORFEITED TO MEADOWBROOK GARDEN APARTMENTS IF ANY OF THE APPLICATION IS FOUND TO BE FALSIFIED OR INCORRECT. APPLICATIONS WILL NOT BE APPROVED IF ANY INFORMATION PROVIDED ON THE APPLICATION CANNOT BE SUFFICIENTLY VERIFIED. IF I CANCEL MY APPLICATION AFTER 72 HOURS OF APPROVAL, ALL FEES COLLECTED WILL BE FORFEITED TO MEADOWBROOK GARDEN APARTMENTS. APPLICATION FEE IS AUTOMATICALLY NON-REFUNDABLE AND WILL NOT BE RETURNED FOR ANY REASON.

APPLICANT

DATE

APPLICANT

DATE

MEADOWBROOK GARDEN APARTMENTS CONDUCTS BUSINESS IN COMPLIANCE WITH THE FEDERAL FAIR HOUSING LAWS AND DOES NOT DISCRIMINATE AGAINST ANY PERSON OR PERSONS BASED ON RACE, RELIGION, COLOR, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.