

Mas Verde Leasing Requirements:

Welcome to our community. We require the following for approval to reside at Mas Verde Mobile Home Estates

Income

Applicant or Applicant and Spouse combine income must be 4 times the monthly lot rent amount.
If a roommate, applicant must make 3 times 75% of the total monthly housing cost
Income amounts must be verified in writing, applicant may provide recent pay stub.
If applicant is self-employed, please provide your most recent tax returns or statement from your CPA.

Supplemental Income

All supplemental income must be verified in writing.
All verifiable bank accounts and investment accounts are assumed to earn 1% per month.

Rental History

Applicant must have 24 or more month's verifiable rental/mortgage history during the past 3 years with a maximum of 2 late payments / NSF during the past 12 months.
Applicant may have 18 months of rental history with no late payments or NSF.
Applicant must have no lease violations requiring legal notice.
Applicant must not receive a "No" answer to question "Would you re-rent."
If applicant has rented from a private landlord the past 12 months, then applicant must provide most recent 3 canceled check or money order receipts of rental payments made to private landlord.

Credit History

Applicant must have a satisfactory credit rating of report obtained from a major credit bureau.

If applicant does not meet the above criteria, then a co-signer may be required for approval

Applicant must receive an "Approval" from check verification service to write a check for rent.

In addition to above criteria, applicant must meet below criteria, or application will be denied

Criminal History

Applicant must not have a felony record that was adjudicated guilty nor had adjudication withheld within the past 15 years. **No applicant will be approved that has had any conviction of any length of time for any drug related, sexual related, murder related or arson related crime.**

Applicant must not have been evicted or moved out without notice from any residence the past 7 years.

Applicant #1: _____ Date: _____
Signature

Applicant #2: _____ Date: _____
Signature