

**AMC, LLC Resident Selection Criteria**  
**Crystal Creek Apartments**

Welcome to Crystal Creek Apartments, an AMC community. Before you take the time to rent an AMC apartment, please review our applicant rental criteria and terms. The term "applicant(s)" under these criteria mean the person(s) that will be signing the lease as a "resident". The term "occupant(s)" in these criteria means the person(s) that are authorized occupant(s) under the lease. Some of the criterions apply to the applicant(s) only; other criteria apply to all adult occupants.

**Equal Housing**

This AMC community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, or national origin.

**Occupancy Guidelines**

Applicants must be at least 18 years of age. Our AMC community occupancy allows two per bedroom.

One-bedroom Apartments	Up to 2 occupants
Two-bedroom Apartments	Up to 4 occupants
Three-bedroom Apartments	Up to 6 occupants

Additional adults (over the age of 18) household members must qualify as a new resident and be placed on the lease. If the addition of an adult resident exceeds the Occupancy Guidelines, then the residents must immediately move to a larger apartment, paying the current rental rate, or move from the property if a larger apartment is not available and pay all fees.

If the addition of a minor (18 years or younger) to the household exceeds the Occupancy Guidelines, then the residents may remain in the existing apartments until the end of the current lease term. Or they may transfer to a larger apartment, paying the current rental rate, or move from the property if a larger apartment is not available.

**Identification**

All visitors must present a valid drivers license or other photo identification in order to view this AMC community. A copy of a state issued ID(s) will be placed in the file upon move-in.

**Application for Residency**

An *Application for Residency* must be completed and maintained for each applicant 18 years or older who will be living in the apartment and contributing to the payment of rent.

**Qualifying Standards**

**Rental History:** Up to 24 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution.

**Credit History:** An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this AMC community. An unsatisfactory report is one, which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If the applicant is rejected for poor credit history the applicant may contact the credit-reporting agency that provided the credit report. An applicant rejected for the unsatisfactory credit is encouraged to obtain a copy of the credit report from the agency, correct any erroneous information that may be on the report, and resubmit the application to this AMC community.

**Income:** Applicants must have a gross income source that can be verified and is at least 3.0 times the monthly rent of the apartment being rented. Acceptable income verification is required which include applicant(s) last 2 (two) pay stubs, employment verification, their most recent W-2, or proof of assets equal to 1 (one) years rent. Self-employed applicants may be required to supply the most recent tax return or certified verification from their occupancy accountant or bank.

AMC does business in accordance with Federal Fair Housing Law  
(Fair Housing Amendment Act 1988)



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Pet Limitations: Crystal Creek Apartments is a pet friendly community with a weight limit of 30 lbs fully grown. Dogs and cats are allowed with a \$300 non-refundable pet fee for one and \$500 if there are two. Monthly pet rent of \$25 for one animal or \$30 for two and will be charged along with rent. All residents with pets are required to have a pet agreement on file and must submit a veterinarian statement (no more than 12 months old) establishing the general health of the pet and the status of all required shots. A photograph of the pet will be made part of the lease agreement. Maximum of two (2) pets per apartment. No exotic animals allowed. Service animals for special needs are accepted with third party medical caregiver authorization. \*\*Breed limitation apply.

**Evaluation**

AMC evaluates the above information with a scoring method provided through an independent 3<sup>rd</sup> party contractor (Corelogic) that weighs the indicators of future rent payment performance. For further explanation of this type of method, please refer to "Credit Scoring and your Application to Rent an Apartment".

**Co-Signers**

In the event a co-signer is required, he/she must complete an *Application of Residency* and meet all of the Resident Selection Criteria. A co-signer will be fully responsible for the Lease Agreement if the occupying resident(s) default.

**Criminal History**

Criminal backgrounds on all leaseholders and occupants over the age of 18 and over will be checked. Applicants or occupants who have a felony, conviction, open warrant, misdemeanor involving moral turpitude, or possession of narcotics or weapons will not be accepted.

**Automatic Denial of Application**

An applicant will be automatically denied if they have been evicted by a landlord or have a collection or debt owing to previous landlord. Applicant(s) who have a felony, conviction, open warrant, misdemeanor involving moral turpitude, or possession of narcotics or weapons will not be accepted. Falsification of any information on the rental application will result in an automatic denial of application.

Please note: These are our rental criteria. Applicants or occupants who have a felony conviction, open warrant or a misdemeanor conviction involving moral turpitude and/or possession of narcotics and weapons will not be accepted. There may be residents or occupants that have resided at the AMC community prior to these requirements going into effect. Additionally, our ability to verify whether these requirements have been met is limited to the information made available to us by the various reporting services used.

**I HAVE READ AND UNDERSTAND THE RENTAL POLICIES OF THIS AMC COMMUNITY.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Co Signer: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Representative: \_\_\_\_\_ Date: \_\_\_\_\_ 3/20/08

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# Crystal Creek Apartments

3001 Warm Springs Rd.  
 Henderson, NV 89014  
 Phone: 702.451.8144 Fax: 702.451.2258  
CrystalCreek@amcllc.net • www.CrystalCreekApts.com

## APPLICATION AND OFFER TO RENT/LEASE REAL PROPERTY

This section to be filled out by leasing agent only:

Leasing Agent: \_\_\_\_\_ Today's Date: \_\_\_\_\_

Apartment #	Move-in Date	Security Deposit	Rental Rate	Move-in Special
		\$	\$	

Type of Pet	Pet Name	Pet Weight	Pet Deposit	Pet Rent	Utilities Paid by Resident
			\$	\$	Electric, Cable, Phone, Garbage, Sewer, Water

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### Instructions to Applicant:

Please use black or blue ink. Each applicant must show satisfactory identification and one month's worth of pay-stubs at the time this application is submitted for processing.

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APPLICANT'S PERSONAL DATA: Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Full Name	Social Security Number	Drivers License Number	State	Birth Date
All other names by which you have been known:				

SPOUSE'S PERSONAL DATA: Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Full Name	Social Security Number	Drivers License Number	State	Birth Date
All other names by which you have been known:				

MINORS TO OCCUPY THE PREMISES: Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Full Name	Relationship	Age	Occupation

APPLICANTS EMPLOYMENT OR INCOME HISTORY: (List ALL employers for the past 2 years. Start with present.)

Company Name or Source of Income	Address Please include city & zip	Phone Number	Position	Dates	Gross Monthly Income



RESIDENCE HISTORY: (List ALL residences for the past 2 years. Start with present.)

Street Address and Apartment #	City	State	Zip	Dates	Rent	Landlord Name & Phone #
					\$	
					\$	
					\$	

BANKING INFORMATION:

Bank Name	Branch	Phone Number	Account Number	Date Opened	Present Balance

PERSONAL REFERENCES: (Cannot be related or living in the same household)

Full Name	Relationship	Address	Phone Number

NEAREST RELATIVE: (Not living with you)

Full Name	Relationship	Address	Phone Number

IN CASE OF EMERGENCY NOTIFY:

Full Name	Relationship	Address	Phone Number

VEHICLES:

Make	Model	Year	License Number	Insurance Company

PLEASE ANSWER THE FOLLOWING QUESTIONS:

Y N

Has any civil judgment been entered against you for the collection of a debt in the past 10 years?		
Do you have or intend to have water filled furniture in the apartment home?		
Do you have or intend to have any pets in the apartment home?		
Have you filed for bankruptcy in the past 10 years?		
Have you been evicted or refused to pay rent for any reason?		
Have you ever possessed, sold, or used illicit drugs or narcotics in or about your residence?		
Have you ever been convicted of or pled guilty or "no contest" to a felony, misdemeanor or sexual offense?		
If you answered "yes" to any of the above questions, please explain:		

HOW DID YOU HEAR OF OUR COMMUNITY? \_\_\_\_\_

HOW LONG DO YOU EXPECT TO STAY? \_\_\_\_\_

KEEPING OF PET REQUIRES CONSENT OF MANAGEMENT, PAYMENT OF APPLICABLE FEES/DEPOSITS, AND EXECUTION OF PET ADDENDUM. HANDICAP ASSISTANCE ANIMALS USED FOR DISABILITIES ARE NOT CONSIDERED PETS.

The Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, prohibits discrimination in the rental of housing based on race, color, religion, sex, handicap, Familial status or national origin. The Federal Agency, which administers compliance with this law, is the U.S. Department of Housing and Urban Development.

This is to inform you that as part of our procedure for processing your application, an Investigative Consumer Report may be prepared whereby information obtained through personal interviews with your landlord, employer, or others with whom you are acquainted. This inquiry includes information as to your character, general reputation, personal characteristics, mode of living and credit report. You have the right to make a written request within a reasonable period of time to receive additional detailed information about the nature and scope of this investigation (Fair Credit Reporting Act). I/We hereby agree, in the event of the approval of this application, to execute a lease in accordance with the terms set forth in this rental application and my/our rental liability shall commence on \_\_\_\_\_, 201\_\_ pursuant to the terms of the lease. That if I/We fail to sign the lease and/or pay agreed rental, Security deposit, utility fees, or other required charges as shown in this rental application the \$\_\_\_\_\_ holding fees accompanying this application shall be retained by landlord as liquidated damages and I/We agree to this amount being retained by landlord as a reasonable estimate of actual damages to landlord if I/We fail to perform as stated above after approval. I/We understand that the holding fees accompanying this application are non-refundable after three (3) days. Owner and/or agent for the owner reserves the right to reject this application and to refuse possession of the above mentioned accommodation. I/We have read the foregoing; certify that the information herein is TRUE and CORRECT, that this application is submitted for the purpose of inducing approval of this application in my/our behalf. Any "yes" or "no" question unanswered shall be considered a "yes".

BY SIGNING THIS APPLICATION, YOU DECLARE THAT ALL OF YOUR RESPONSES ARE TRUE AND COMPLETE AND AUTHORIZE AGENT OF LESSOR TO VERIFY THIS INFORMATION, REFERENCES, AND CREDIT RECORDS AND PERFORM A CRIMINAL BACKGROUND CHECK. ANY FALSE STATEMENT ON THIS APPLICATION CAN LEAD TO REJECTION OF YOUR APPLICATION OR IMMEDIATE TERMINATION OF YOUR LEASE.

Date \_\_\_\_\_ Applicant's Signature \_\_\_\_\_

Applicant's Name PRINTED \_\_\_\_\_

Date \_\_\_\_\_ Applicant's Signature \_\_\_\_\_

Applicant's Name PRINTED \_\_\_\_\_

