

Alpha Omega Investment Services Inc.

2428 Professional Drive Ste 200

Roseville, Ca 95661

(916) 740-1790 FAX (916) 780-1945

E-mail: mjacques@alphaomegainvestmentservices.com
www.alphaomegainvestmentservices.com

APPLICATION CRITERIA

Thank you for choosing Alpha Omega Investment Services to assist you in finding your new home. We look forward to serving you. Below is a list of our rental qualifications. Please supply us with all the information listed below. All requested information must be received in order to process and evaluate whether your application for rental qualifies for approval.

All applicants must meet the itemized criteria below to be considered for tenancy:

All applicants must fill out their application legibly and accurately. Incomplete or falsified applications will be denied.

Roommates/Co-Residents: In the event there are multiple applications the information from all applicants will be combined during the verification process. Each applicant 18 or older must fill out an application.

All applicants must show proof of a state or federal issued photo ID. If an applicant's ID cannot be verified it is grounds for rejection.

All requested information must be supplied within 48 hours from the date of the holding deposit. Failure to supply information in a timely manner will be grounds for rejection.

A copy of credit history will be obtained through an outside agency. You must have a fico score of 650. If your fico score is below 650 but at least 560 you may be considered with an additional deposit equal to one month's rent. Also lack of credit history may result in an increased deposit equal to one month's rent.

All applicants must have an income of at least 2.5 times the rent combined. Written verification or proof of all income must be provided. If you have income from child support, disability, or retirement you must provide proof of them.

All applicants must have at least one year of good rental history and/or have good mortgage payment history, written verification from the landlord and/or previous landlord maybe required. If renting for the first time, an additional deposit may be required depending on your particular situation.

Any applicant with a public record of an unlawful detainer action or an eviction, owing another landlord or apartment community money and/or having negative rental history will automatically be denied.

The following occupancy guidelines will be applied: two occupants plus one for each bedroom

Bankruptcies must be at least one year old and have been discharged. There can be no new negative credit and the bankruptcy cannot have affected a previous landlord. Following the discharge the applicant must have positive, independent rental history. The Applicant will be considered under these conditions.

Applicants may be rejected for conviction of fraud, theft, drugs assault and batter or a violent crime, misdemeanor, or for other convictions of illegal activity.

All applications will be processed and reviewed. Depending on each individual situation, credit will be taken into consideration with all of the rental qualifications listed above. Additional deposits may be required depending on your particular situation. Unfortunately, we cannot guarantee that your application will be approved. The application process may take up to 2 days to process.

Alpha Omega Investment Services Inc. referral program: How did you here about us? _____

Please sign below acknowledging that you have read the above rental qualification procedure.

Applicant Signature

Date

Applicant Signature

Date