

Berkshire Management Group, LLC requires the following for approval to reside at our communities:

**Income**

- Applicant or spouse combine income must be three times the monthly rent amount.
- If a roommate, applicant must make 3 times 75% of the total monthly rent.
- If applicant is retired then ratio required is 2 times the monthly rent.
- Income amounts must be verified in writing, applicant may provide recent pay stub.
- If applicant is self employed, then most recent tax returns or statement from CPA must be provided.

**Supplemental Income**

- All supplement income must be verified in writing.

**Rental History**

- Applicant must have 24 or more months verifiable rental/mortgage history during the past 2 years with a **maximum of 1 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 the 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.

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

**Criminal History**

- Applicant must not have had a felony and/or misdemeanor record for the past 10 years. Any convictions for any length of time for any drug related, sexual related, murder related, or arson related crime will be automatically denied.

**Eviction/Broken lease**

- Applicant must not have been evicted or moved out without notice from any residence that past 10 years.

\_\_\_\_\_  
Applicant Signature/Date

**APPLICATION FOR RENTAL**

Last Name	First	Middle	Birthdate	So. Sec. No.
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Other Occupants	Relationship to you
1. _____	_____
2. _____	_____
3. _____	_____

**Part I Residence History**

Present Address	City/State/Zip	How Long?	Own/ Rent?
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Name & Address of Present Landlord/Mortgage Co.	Rent/Mortgage Pmt? \$	Phone Number
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Previous Residence Address	City/State/Zip	How Long?	Own/ Rent?
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Name & Address of Previous Landlord/Mortgage Co.	Rent/Mortgage Pmt? \$	Phone Number
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**Part II Employment History - Past two years**

Employed by	Supervisor's Name	How long?
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Phone Number & Fax Number	Position Held/Occupation	Salary
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Previously Employed by	Supervisor's Name	How long?
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Phone Number	Position Held/Occupation	Salary
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Previously Employed by	Supervisor's Name	How long?
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Phone Number	Position Held/Occupation	Salary
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Previously Employed by	Supervisor's Name	How long?
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Phone Number	Position Held/Occupation	Salary
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**Additional Income**

Additional Income such as child support, alimony, or separate maintenance need not be disclosed unless such additional income is to be included for qualifications hereunder

Source: \_\_\_\_\_ Amount of \$ \_\_\_\_\_ per \_\_\_\_\_

**Part III Applicant's Signature**

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

Applicant's signature assures that all forgoing information provided to Berkshire Management Group, LLC is true and accurate to the best of the applicant's knowledge. Any false information will be subject for termination of application process. Also by signing the application, you give consent to Berkshire Management Group, LLC to have the right to contact your current employer and landlord for verification purposes only.



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www.RentWithBerkshire.com

**PLEASE ANSWER YES OR NO TO THE FOLLOWING QUESTIONS. IF YES, PLEASE EXPLAIN IN DETAIL THE CIRCUMSTANCES REGARDING THE SITUATION ON THE LINE PROVIDED.**

Have you ever had an eviction filed against you?

No \_\_\_\_\_ Yes, \_\_\_\_\_

Have you ever left owning money to any owner or landlord?

No \_\_\_\_\_ Yes, \_\_\_\_\_

Have you applied for residency anywhere in the past 2 years, but did not move in?

No \_\_\_\_\_ Yes, \_\_\_\_\_

Have you ever had adjudication withheld or been convicted of a felony and/or misdemeanor?

No \_\_\_\_\_ Yes, \_\_\_\_\_

**REFERENCES:**

Please provide **THREE** references with their name, phone number, and relationship to you. **Do not list any family members as references.**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Vehicle Information:**

**DRIVER'S LICENSE#:** \_\_\_\_\_ **VEHICLE TAG#:** \_\_\_\_\_

**MAKE, MODEL, COLOR:** \_\_\_\_\_

**Pets:** Do you have a pet(s)? **YES OR NO** If yes, please list below:

1. \_\_\_\_\_
2. \_\_\_\_\_

**\*\* Please note aggressive breeds are restricted\*\***

