



River Park Place Apartments Rental Criteria

Please note that these are our current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that may have been residents prior to these requirements going into effect. Additionally, our ability to verify whether these requirements are met is limited to the information we received from various applicant reporting services.

Qualifications

1. Rental History- Applicant must have a minimum of six (6) months, preferably one (1) year, satisfactory rental history or mortgage verification. If a first time renter, we may require an additional deposit equivalent to one (1) month's rent. Evictions or poor rental histories are automatic rejections.
2. Income- Applicant's income must be verified at (3) times the monthly rent. Roommates must each have income of 50% of three (3) times the rent. Married Couples may be qualified jointly.
3. Employment- Applicant must have a minimum of one (1) year employment history in the same field of work. Applicants must be currently employed. Recently graduated college students may qualify if a job is secured. Current university students may be with verifiable income or a letter of guarantee from parents or legal guardians.
4. Credit History- All credit history must be satisfactory with no past due balances, collections within the last four (4) years, bankruptcy or judgments within the last two (2) years. Applicants with no credit history may be required to pay an additional security deposit.
5. Criminal History- If you have been arrested, convicted or received deferred adjudication for any of the following, your application will automatically be denied: a felony of any kind, any weapons charge, burglary, sex crime, assault or criminal trespassing.

Please remember that this requirement does not constitute a guarantee or representation that residents or occupants currently residing in our community have not been convicted of a felony or deferred adjudication for a felony or some misdemeanors.

ACKNOWLEDGEMENT: You declare that all your statements on the first page of this Application are true and complete. You authorize us to verify same through any means, including consumer reporting agencies and other rental housing owners. If you fail to answer any question or give false information, we may reject the application, retain all application fees and deposits as liquidated damages for our time and expense, and terminate your right of occupancy. Giving false information is a serious criminal offense. In lawsuits relating to the application of Lease Contract, the prevailing party may recover all attorney's fees and litigation costs from the losing party. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about you compliance with the Lease Contract, the rules, and financial obligations. Fax signatures are legally binding. You acknowledge that our privacy policy is available to you.

Resident

Date

Resident

Date

Owner's Representative

River Park Place Apartments • 3451 River Park Drive • Fort Worth, TX 76116
(P) 817.737.9733 • (F) 817.377.3819

Privacy Policy for Personal Information Of Rental Applicants and Residents

We are dedicated to protecting the privacy of your personal information, including your Social Security or other governmental identification numbers. We have adopted a privacy policy to help ensure that your information is kept secure. We follow all federal and state laws regarding the protection of your personal information.

How information is collected. You will be furnishing some of your personal information (such as your Social Security or other governmental identification numbers) at the time you apply to rent from us. This information will be on the rental application form or other document that you provide to us or to any apartment locator service, either on paper or electronically.

How and when information is used. We may use this information in the process of verifying statements made on your rental application, such as your rental, credit and employment history. We may use the information when reviewing any lease renewal. We may also use it to assist us in obtaining payment from you for any money you may owe us in the future.

How the information is protected and who has access. In our company, only authorized persons have access to your Social Security or other governmental identification numbers. We keep all documents containing this information in a secure area, accessible only by authorized persons only. We limit access to electronic versions of the information to authorized persons only.

How the information is disposed of. After we no longer need your Social Security or other governmental identification numbers, we will store or destroy the information in a manner that ensures that no unauthorized person will have access to it. Our disposal method may include physical destruction or obliteration of paper documents or electronic files containing such information.

Locator services. If you found us through a locator service, please be aware that locator services are independent contractors and are not our employees ---- even though they may initially process rental application and fill out lease forms. You should require any locator services you use to furnish you their privacy policies, as well.

Thank you,
River Park Place Apartments

Resident

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