THE REGENT PALM DESERT

Equal Housing

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

Identification

All visitors must present a valid drivers license or other photo identification in order to view the community. Other acceptable forms of identification are: Valid state issued ID card, valid Military ID card or a valid Passport.

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.

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 if there is a mortgage.
Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be given the name, address and telephone number of the credit−reporting agency that provided the credit report (but not be told the content of the credit report). An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit−reporting agency, correct any erroneous information that may be on the report, and resubmit an application to this community.
Income: Applicants must have a gross income source that can be verified and is at least 2.7 times the monthly rent of the apartment being leased. Acceptable income verification required may include 2 current pay stubs, a letter from the employer, the most recent W2. Self−employed applicants may be required to supply the most recent tax return or certified verification from their company accountant or bank.
Criminal Background Check: A criminal background check may be used as part of the qualifying criteria at this community. An applicant will automatically be denied in the event they have ever been convicted of a felony or misdemeanor involving sexual misconduct and/or the illegal manufacture, sale and/or distribution of a controlled substance. ***Regardless of whether adjudication was withheld.***

An applicant will automatically be denied in the event they have ever been convicted of a felony involving a physical crime against a person or persons, or another persons property.
Regardless of whether adjudication was withheld.

Evaluation

THE REGENT PALM DESERT evaluates the above information with a scoring method 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.

Guarantors

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

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RESIDENT DATE

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COMMUNITY REPRESENTATIVE DATE