ShipRock Management is a fair housing provider and does not discriminate against persons on the basis of race, color, religion, national origin, sex, familial status, disability, creed, marital status, public assistance, ancestry, and sexual or affectional orientation.

Your application must be filled out completely and accurately. An incomplete application may be rejected or not processed. Any misstatements or omissions made on your application, whether or not discovered before you move into the building, is grounds for denial of an application or termination of an existing lease. Information must be legible and verifiable. Your application may be rejected if any requested information (such as an address or employer) on the application is omitted or cannot be verified. **Applicants must have and show a Government Issued Photo Identification of the applicant to verify that the individual signing the application and lease is that person.**

BUSINESS RELATIONSHIP - The relationship between a landlord and tenant is a business relationship. A courteous and businesslike attitude is required from both parties. ShipRock Management reserves the right to refuse rental to anyone who is verbally abusive, swears, is disrespectful, makes threats, has been drinking, is argumentative, or in general displays an attitude at the time of the unit showing and application process that causes ShipRock Management to believe it would not have a positive business relationship.

INCOME - Total combined gross monthly income from all sources must be at least 3 times the amount of monthly rent (i.e.: $1,000 monthly rent x 3 = $3,000 monthly income) to be approved. Applicants with gross monthly income that is less than 3 times the monthly rent may be disqualified.

Examples of income include, without limitation, wages, salaries, tips, social security benefits, retirement, pension or savings accounts, stocks, bonds, child support or alimony payments, unemployment benefits or public assistance.

RENTAL HISTORY - The following items may disqualify you from rental acceptance:

- Any eviction for cause filed against you for within the last seven (7) years.
- More than one (1) eviction for non-payment or lease violation of rent filed against you within the last ten (10) years.
- Any outstanding balance owed by you to any previous or current landlord.
- A negative rental reference or a history of lease violations or broken lease terms (i.e.: late payments, NSF checks, noise complaints, skips, or negative reference) may disqualify you from rental acceptance.
- Applicants with no or limited previous rental history may be required to provide a guarantor who meets the income, or furnish additional funds to increase the total security deposit held.

CREDIT HISTORY - A credit history background check will be performed on all applicants.

- Credit history will be weighed in conjunction with all other rental criteria. We reserve the right to deny any applicant based solely on a history of any delinquent credit activity (medical expenses and foreclosures are exempt).
- Applicants with no or minimal previous credit history may be required to provide a guarantor who exceeds the income requirements, rental acceptance criteria, or furnish additional funds to increase the total security deposit held.

CRIMINAL HISTORY - A criminal background check will be performed on all applicants.

- Registered sex offenders will be disqualified for life.
- Any felony level convictions (regardless of type of crime) within the last ten (10) years will disqualify an applicant.
- Felony level convictions including drug or weapon charges will be disqualified for life.
- Open felony level cases will disqualify applicants until final resolution is determined.
- Multiple misdemeanor charges and convictions found on application backgrounds could be grounds for a decline.

Types of Crimes - Subject to the foregoing, convictions or open cases for any of the following criminal offenses will be grounds for disqualification based upon the number of years since the date of conviction of the crime:

Type of Offense	Gross Misdemeanor (# of years)	Misdemeanor (# of years)
Against Property	**10**	**2**
Against Animals	**3**	**N/A**
Against Persons	**10**	**2**
Involving Fraud	**10**	**2**
Involving Computers	**3**	**N/A**
Involving Family Relations	**10**	**2**
Against Government	**10**	**2**
Against Public Peace	**3**	**N/A**
Involving Gambling	**3**	**N/A**
Involving Weapons	**Lifetime**	**5**
Involving Organized Crime	**LIfetime**	**5**
Involving Drugs	**10**	**3**
Involving Sex	**Lifetime**	**5**
Involving Alcohol/Drugs	**1**	**N/A**
“Victimless” Crimes	**3**	**N/A**