

3310 NW 91st Street #26B Gainesville, FL 32606 Phone: 352-378-1190 Fax: 352-375-3776

**Rental Criteria**

**Resident Application Criteria:**

Application Fee: $55.00 Per Applicant

* All applicants 18 or older must submit a rental application with a valid photo I.D.

* Applicants must show proof of income of three times the monthly rent.
* Two years of positive rental history.

* Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years.
* Criminal records must contain NO convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms; felonies within the past seven years and no sexual offenses ever. In the event a record comes back “adjudication withheld”, “nolle prose”, or “adjudication deferred”, further documentation may be required and applicant may be denied on this basis.

**\*\* If Applicants do not meet ALL rental criteria A Guarantor will be necessary. \*\***

**Guarantor Criteria:**

Guarantor Application Fee: $55.00

* Criteria for being approved as a guarantor is the same as for residents with the exception of the income. Guarantor income must be must be four times the amount of the monthly rental rate.

Rental Applications, Guarantor Applications and Guarantor Agreements are printable from our website @ santafetrace.com. Guarantor Forms must be notarized. Photo ID and proof of income is required when applications are submitted**.**