

**WINDCREST AT MEADOW WOODS HOA, INC.
TENANT APPLICATION GUIDELINES AND TERMS FOR DENIALS:**

- 1- Fully completed tenant application.
- 2- Fully completed background check authorization per each adult.
- 3- Provide a copy of a picture ID per each adult.
- 4- Submit background fee in form of money order per each adult. Any adult not included on the application or lease will constitute eviction.
- 5- Submit all documentation to the management company for verification and processing.
- 6- Allow 30 days for the approval process.
- 7- Contact unit owner for results, not management.

Term for Denial:

- 1- Criminal History:
 - a) Sex offense/Pornography
 - b) Felonies
 - c) Burglary
 - d) Domestic violence
 - e) Child Abuse
 - f) Criminal mischief
 - g) Fraud/Theft/Robbery/Forgery
 - h) Assault/Battery
 - i) Disorderly Conduct
 - j) Perjury
 - k) Prostitution
 - l) Drug Possession/ Trafficking/ Distribution
 - m) Vandalism
 - n) Homicide/Murder
 - o) Indecent exposure
 - p) Rape/ Statutory Rape
- 2- Ratio:
 - a) Rental Capacity
 - b) Number of occupants by unit
- 3- Income:
 - a) Work History
 - b) Rental rate
 - c) Credit score and amount of revolving accounts