



**the  
garibaldi  
company**

property management services

**GUIDELINES AND QUALIFICATIONS ACKNOWLEDGMENT**

**Welcome to Venetian Bridges Apartments, proudly managed by The Garibaldi Company.**

The following criteria must be met for rental approval:

**FAIR HOUSING**

The Garibaldi Company complies with the Federal and State Fair Housing Acts. The Garibaldi Company does not discriminate on the basis of race, color, religion, national origin, sex, familial status, disability, age, sexual orientation, ancestry, marital status or any other basis protected by applicable Federal, state or local fair housing laws.

**APPLICATION**

Each person 18 years of age or older or emancipated minors will be required to complete an individual rental application. Each application must be completely filled out and signed in order to be processed. Applicant understands and agrees that an investigative report including employment history, rental history, credit history, an eviction search, and criminal background check may be completed in conjunction with the application process.

The following items **MUST** be included with each application:

- Government Issued Photo ID, Driver's License, or Identification Card with photo for file – after approval. (ID to be verified during application process – a copy it to be provided for the file at move-in.)
- Must provide verification of Social Security Number.
- Three (3) most recent consecutive paycheck stubs. Leave and Earnings Statement or a signed offer letter on company letterhead from a perspective employer (copies to be retained in resident file).
- If self employed, copy of most recent year's tax return.
- Documentation to support other income, such as alimony, child support, or financial aid if you wish to have this income considered.

**DEPOSIT / APPLICATION FEES and OCCUPANCY LIMITS**

All applications must be submitted with the security deposit and application fee(s). **The non-refundable application fee is \$30.00 per application.**

Floor Plan	Standard Deposit	Occupancy Limit	Floor Plan	Standard Deposit	Occupancy Limit
Plan A, A-1	\$300.00	2 Occupants	Plan G and H	\$500.00	5 Occupants
Plan B	\$300.00	3 Occupants	Plan E and G w/Garages	\$600.00	5 Occupants
Plan C and D	\$350.00	5 Occupants	Plan F	\$600.00	7 Occupants
Plan E	\$450.00	5 Occupants			

**INCOME**

- Gross Monthly Income must meet or exceed three (3) times the amount of the monthly rent.
- Applicants may qualify jointly for income.
- If unemployed or retired, proof of income / assets must be provided and must meet or exceed three (3) times the annual rental amount.

**EMPLOYMENT HISTORY**

- Applicant must have at least six (6) months verifiable employment history. Income that cannot be verified will not be considered.
- New employment – Applicant must submit a signed offer letter on company letterhead stating projected income and employment must begin within 30 days of the lease start day. (Offer letter will be verified.)

**RENTAL HISTORY**

- Applicant must have a minimum of one-year verifiable rental history with no documented complaints from current or previous landlord.
- **Evictions will result in automatic denial.**
- **Outstanding balances due or collections placed by former landlords, will also result in automatic denial, unless satisfied.**

