



Rental Criteria

Thank you for your interest in Cedar Pointe Dormitory, student housing. Below, you will find the instructions and criteria required for applying for an apartment. It is important that you read the information below prior to applying to understand what is required for renting the property. Any inconsistencies will result in an automatic denial of application. Completed applications are reviewed in the order in which they are received.

The following standards will be used to judge all applications for tenancy.

Application Fee: \$18 non-refundable is due with each application, this is payable through the application process online. An application is due for every adult (18 years or older).

Credit & Background Checks: Student's background will be checked, and guarantors' credit will be checked. All adults are required to complete the application screening process and qualify as tenants. Qualifications may include, but are not limited to, recent bankruptcy, all collections paid in full or as agreed, excess crime, or crime where one needs to publish their current address.

Rental History: Applicants must provide name, address and dates of tenancy for previous landlords for two years. An application will not be approved if there are previous evictions, defaults in rental agreements, a history of untimely rental payments or outstanding balances owed to other property management companies.

Guarantor: Each tenant MUST have a guarantor. Guarantor MUST fill out the "guarantor application" with a non-refundable fee of \$17, after being invited by student. Guarantor Must have verifiable employment and make 5 times the rent and have good credit. He does not have to be related. Under special circumstances where a guarantor is not available, please call the office at 435-267-2868.

Security Deposit & Semester Rent: Deposit is required upon signing Contract. Full semester rent is due 2 weeks prior to move in.

Renter's Insurance: Renter's insurance is required for all tenants, and J & E Property Management & Sales, LLC must be listed on policy.

Reasons for Denial: Any applicant, who has ever been evicted, has ongoing credit issues, a history of damaging property, poor rental references, has a criminal history, or provides false information.

Notification is given when an application is approved. Approved applicants have 24 hours from the notification of approval to sign a lease agreement. If lease agreement is not signed within that period then other applicants may be considered.

