



HAPPY DWELLINGS

1451 W. Oakdale Ave.
Chicago, IL 60657
773-529-8482 (office)
253-498-8902 (fax)
www.happydwellings.com
rental@happydwellings.com

Rental Qualification Standards & Processing – Effective 1/1/04

Rental amounts, fees, qualifications may change at any time with or without notice. We ADHERE to all FEDERAL, STATE, and LOCAL LAWS

The maximum number of **occupants** permitted to move into any apartment is:

Studio/Efficiency, Convertible	1
One Bedroom	2
Two Bedroom	3
Three Bedroom	4
Four Bedroom	5

Happy Dwellings does not charge an application fee! All adult occupants must fill out an application. **The application(s) must be completely filled out.** All information (i.e. check stubs, income verification) must accompany the application(s). We strive to give you a reply within 3-5 days, but the clock cannot start until we have all your information.

The security deposit is generally equal to 1 and one half month's rent. We may ask for a higher security deposit if we determine that your risk is greater than average qualifications. The security deposit and first FULL month's rent must be made prior to taking possession of the apartment.

Not all properties allow dogs. If a property accepts dogs (breed averaging under 30 pounds at maturity, no larger), we will require an additional \$500 deposit which is payable with the apartment security deposit. No resident may have a dog without written consent of management prior to obtaining the dog. Cats require a \$200.00 per cat deposit, Maximum 1 cat allowed. CAT MUST BE NEUTERED and proof of such must be submitted (I.E. Letter from VET on company letterhead only.) There may be an additional monthly fee for pets. A Pet Addendum must be signed with the Lease.

Rental Qualifications

Each applicant must meet all criteria for an application

1) Good previous rental history. We will call your current and/or previous landlord to verify residency and lease performance.

Any evictions or landlord claims for past due amounts MAY result in immediate denial of the

application.

2) Verifiable source of **lawful** income. We will verify your income. Your proposed monthly rent cannot be greater than 30% of your gross annual income. Formula: Gross Annual Income X 30% divided by 12 = Monthly Rent Amount Limit. We will consider accepting guarantees if you do not meet the income requirement. Please contact us for more details.

3) Credit History. Happy Dwellings, Inc. will run a credit history report. Having no credit history may require a security deposit equal to two (2) month's rent. A bad credit history may result in automatic rejection of applicant.

The application review process will take between 3-5 business days to complete. Application must be submitted in full and all blanks must be filled-in. If an item does not apply, applicant must fill-in "N/A". Any Questions, please call Happy Dwellings, Inc. at 773-529-8482.

Our WEBSITE is

www.happydwellings.com