

## **GENERAL INFORMATION REGARDING TENANCY**

Applicant's signature on the Application authorizes management to check the applicant's references including:

- Credit report
- Income Verification
- Employment and/or student verification
- Previous landlords or program participation
- County Courthouse records for Small Claims filed - Evictions and Money Judgments
- Any City, County, State Criminal Records
- Law enforcement with jurisdiction over previous address
- Dept. of Public Safety Criminal Records
- Others as deemed pertinent from Application

**Iowa Code Chapter 216, Iowa's anti-discrimination law, DOES NOT AFFECT:**

216.20 "Tenancy of an individual that would constitute a direct threat to the health and safety of other individuals or tenancy that would result in substantial physical damage to the property of others."

**Be advised that management will NOT:**

1. Rent to persons who lie on their Applications
2. Continue tenancy with persons who management later learns lied
3. Rent to persons who have recent convictions for felonies and aggravated misdemeanors
4. Continue tenancy with persons who are currently convicted for felony and aggravated misdemeanor violations
5. Rent to, or continue tenancy, with persons who entertain guests with recent convictions for felonies and aggravated misdemeanors
6. Rent to persons with a history/habit of poor credit
7. Continue tenancy with persons who disregard provisions of the Rental Agreement or who cause property destruction or disturbances.

**Management considers felonies and aggravated misdemeanors such as this list unacceptable behavior/activity/involvement for tenants of this property:**

- Assault/personal injury
- Prostitution
- Criminal mischief/vandalism/property damage
- Arson or trespass
- Drug use/drug trafficking/drug manufacturing
- Child molestation/endangerment/neglect
- Domestic violence
- Breaking and entering
- Theft/burglary/stolen property
- Illegal use of firearms/guns
- Stalking/kidnapping/rape/sexual abuse/Sex-offender

**This could be posted in the office**