

The Barac Co.
Qualification Standards for Prospective Residents

► EACH APPLICANT MUST PROVIDE THE FOLLOWING ORIGINAL INFORMATION: ◀

1. The most recent pay stub or other proof of income (Housing Choice Vouchers or other forms of publicly-funded Rental Assistance are accepted). Self-employed individuals must provide a copy of the previous year's federal income tax return (or statement from CPA or attorney) for verification.
2. Verification of present address (drivers license, mail, other).
3. Picture Identification (driver's license, non-drivers ID, government ID, passport)
4. Proof of valid Social Security number - Applicants in the United States on a work VISA must provide VISA)
5. Non-Refundable \$40.00 processing fee (Cash or Money Order ONLY)
6. Non-Refundable \$25.00 processing fee for MARYLAND rentals (Cash or Money Order ONLY)

EQUAL HOUSING: We do business in accordance with Federal, The District of Columbia, and The States of Maryland and Virginia Fair Housing Acts. We do not discriminate on the basis of race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, family responsibilities, physical handicap, matriculation, political affiliation, source of income or place of residence of business or any other basis protected by applicable federal, state or local fair housing laws.

APPLICATIONS: Applicants must be 18 Years or older and must complete an application in its entirety and all information must be true, accurate, complete and verifiable. Applications containing untrue, incorrect or misleading information will be declined.

CREDIT HISTORY: A credit report will be obtained from a credit-reporting agency. Information about you and your credit experiences, such as your bill-paying history, the number of accounts that you have, late payments, collections actions, outstanding debt and the age of your accounts is collected from your credit report. All items contained in the report, including judgments, will be considered in evaluating the credit worthiness of the applicant. Applications not meeting the credit standards of The Barac Co. will be denied.

INCOME REQUIREMENT: All applicants must meet the Income Requirements of The Barac Co. Applicants may combine income, however each applicant must complete a rental application as discussed above and pay the \$40 application fee. Applicants with insufficient income will be declined.

RESIDENT HISTORY: We require the three most recent years of resident history. This resident history, to be confirmed with previous landlords, must reflect prompt payment and return of the apartment in good condition. If the previous housing provider was a relative or friend, the three most recent cancelled checks or money order receipts must be provided. Applicants with 2 court judgments in any 12-month period in the immediately preceding 3 years, eviction or other derogatory reports in the immediately preceding 3 years will be denied tenancy.

In order for The Barac Co. to comply with federal and local fair housing laws and to avoid allegations of discriminatory practices, under no circumstances whatsoever, will exceptions be made to these policies.

All applications should be submitted to our office located at 6901 4th St., NW (corner of 4th & Butternuts Sts., NW) & directly across from the Takoma Metro Station - Red Line. Our business hours are 8 AM to 4:30 PM Monday thru Friday. Questions concerning this application should be addressed to our Leasing Department (202) 722-2100, Monday thru Friday *between the hours of 9:00 AM to 4:00 PM only.*

www.thebarac.com

leasing@thebarac.com