



Re: Notice of Application Denial

Dear Rental Applicant:

Your potential future landlord recently retained our services as the management company for the property in which you have expressed an interest in renting. Although the property owner viewed your application favorably, and may have expressed initial approval of your rental application, we must inform you that it is now our responsibility to make rental decisions for this property. We must decline your application.

Our decision is based upon five factors.

First. It has come to our attention that in the past you have kept pets in no-pet residences. It is our strict policy that Apartment Rules and Contract Terms be obeyed to the letter. At your last apartment, you were found to have kept at least three pets inside your apartment. We are aware that you protested the landlord's complaints regarding these pets.

You only exacerbated your own problems when you blatantly attempted to blame your own rule-breaking on others. Alleging that the complex had a pest problem and complaining that the landlord should call an exterminator to take care of the mice around the building was a transparent ploy. Such flimsy excuses should not be tolerated, and would not be acceptable here.

Second. You consistently failed to note your driver's license number on your rent payment checks at your previous apartment. Good records are the foundation of a good business, and we could not allow such chronic disregard for documentary rules.

Third. Your previous neighbors all filed numerous noise complaints. Your repeated attempts to avoid responsibility for your actions by shifting the blame to the "bikers upstairs" is a sad reflection on your attitude toward your fellow residents and another example of your pathetic attempt to shift blame.

Fourth. The police have on record that you purposely backed into five Harley Davidson motorcycles in the parking lot in front of your apartment and spread rat poison in the flowerbeds. Wild driving, reckless vandalism, and unauthorized use of pesticides are not qualities we look for in a tenant.

Finally, the Central Collection Agency says that they are pursuing collection for medical expenses you incurred in an altercation shortly after your collision with the Harley Davidson motorcycles. You appear to be a violent person and a bad credit risk. Good luck in the future, whenever you get better -- somewhere else.

Best wishes,

Property Manager

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