



Non-Military Rental Requirements

OCCUPANCY STANDARD: Homes in select neighborhoods are offered to qualified military and non-military renters. Non-military renters must meet all qualifications below. Campbell Crossing does not accept state or federally subsidized rental assistance program vouchers.

AVAILABILITY: Homes are offered to non-active duty personnel based on availability and only if Campbell Crossing is not tracking incoming active duty Service Members who qualify for the neighborhood and home.

UTILITIES: Market rent for homes at Campbell Crossing includes the following:

- Basic utilities* (gas, electric, water, sewer)
- 24-hour emergency maintenance
- Trash & recycling pick up
- Lawn mowing and pest control services
- Free use of community amenities

*Utilities covered up to baseline where applicable. If under baseline, resident is eligible for rebate.

AGE REQUIREMENT: Lease Holders must be at least 18 years of age. All Lease Holders and Occupants, age 18 years and older, are required to submit an application.

LEASE REQUIREMENT: The leaseholder(s) of the home must be the individual(s) who will reside in the home. Subletting (signing a lease for a home that someone other than you will be residing in) or co-signing (offering to sign a lease for a home for another individual because they did not pass the credit criteria) are not permitted in Campbell Crossing housing.

CREDIT/BACKGROUND CHECK: Each applicant who will be named a leaseholder for the home must pass a credit and background check performed by a third-party company. All occupants age 18 years and older must pass a background check.

CRIMINAL: Criminal history will be verified for each occupant 18 years and older. Felony convictions may result in an automatic decline of the application. Certain misdemeanors involving weapons, sexual acts, distribution of drugs, and/or actions regarding children may also result in an automatic decline of the application. The Fort Campbell installation reserves the right to run their own background check using current installation standards. To qualify as a resident, each occupant 18 years and older must pass all applicable criminal history checks.

PREVIOUS RESIDENCES: Address(es) noted on the rental application must match exactly to the address(es) indicated on the background check. No previous evictions are permitted.

APPLICANT INITIALS: _____

Page 1 of 2



INCOME: Total monthly gross income of leaseholder(s) must be two times the monthly rental amount. Allowances and other income require verification. Two consecutive paycheck stubs not more than 30 days old from the day of application are required to verify income and employment.

APPLICATION FORM: A full and accurate application is required of all prospective residents and adult occupants age 18 and older. Falsification or omission of information will disqualify the applicant.

PETS: A one-time, non-refundable pet privilege fee will be charged to residents with pets and is due and payable at lease signing. All pet owners must follow the rules and guidelines for pet ownership as set forth in the Campbell Crossing Resident Guide.

SCHOOLS: Only children of active duty military and full-time DoD employees are permitted to attend schools located on Fort Campbell. It is the responsibility of the incoming resident to verify if their children can attend schools on post and if not, to make arrangements for schooling and transportation to an off-post location.

Signature of Applicant: _____ Date: _____

Print name: _____

Signature of Co-Applicant: _____ Date: _____

Print name: _____

Campbell Crossing Representative: _____ Date: _____