



RENTAL APPLICATION CRITERIA

Welcome to the community! Before you complete a Rental Application, please take the time to review these rental criteria. The term "Applicant(s)" under these criteria means the person that will be signing the Lease as "Resident." Each person 18 years of age or older must be an applicant and if the application is approved, sign the lease.

Please note that these are the current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by us that all Residents currently residing in the community have met these requirements. There may be residents or occupants who have resided in the community prior to these requirements going into effect. Additionally, our ability to verify whether these requirements have been met is limited to the information we receive from the various resident credit reporting services used.

IDENTIFICATION

Applicants must present a valid government issued photo identification card for each person age 18 years and older that will be living in the apartment.

RENT/EARNINGS RATIO

Applicant must:

- Make 3 times the monthly market rent to be approved - or –
 - Have a sum equal to no less than 12 month's rent in an accessible bank account
 - Provide proof of income/funds by paycheck stubs or bank statements

To verify the rent/earnings ratio requirements, we will require at least 1 month's paycheck stub or the most current W-2 form and 3 most current month's bank statement. If unable to provide paycheck stubs a verified offer letter may be submitted for review.

NON-CRIMINAL FINANCIAL SCREENING

All Applicants will be screened using a third-party screening company to evaluate Applicant's credit, check-writing history and rental history. Recommendations from the third-party company will be returned as one of the following:

- Full Pass** - Standard deposits apply (if applicable)
- Pass with Conditions** - Additional deposit may be required (up to an additional two-month's rent.)
- Deny**-Non-criminal factors do not meet community standards; the application is rejected.

APPLICANTS WITH NO ASSIGNED SOCIAL SECURITY NUMBER

Applicants who do not have an assigned and valid Social Security Number will be required to obtain a guarantor and/or pay an additional deposit of two month's rent. Non – US Citizens may be required to sign a Supplemental Rental Application which, among other things, verifies that the applicant is lawfully in the United States.

RENTAL HISTORY

- Verification of rental history will be required.
- First-time renters will pay an additional deposit equal to two-month's rent.
- Negative reference from former landlord due to lease violation will result in denial of application.
- Prior evictions will result in denial of application.
- Proof of reconciliation of all outstanding balances to former landlord(s) must be provided to avoid denial.

MAXIMUM OCCUPANCY STANDARDS

- One Bedroom: Maximum 2 persons plus 1 minor under the age of 18
- Two Bedroom: Maximum 4 persons plus 1 minor under the age of 18
- Three Bedroom: Maximum 6 persons plus 1 minor under the age of 18

CRIMINAL SCREENING

All applicants will be screened for criminal history. Any person with a history of being convicted or receiving deferred adjudication for a felony or certain misdemeanors will result in an automatic denial of the application:

GUARANTORS

- Guarantors may only be used in the case where the Applicant does not have sufficient earnings or whose



financial screening recommendation is returned *Pass with Conditions* or *Deny*.

- Guarantors cannot be used for Applicants who are denied due to criminal factors or rental history.
- Guarantor screening must yield a full *Pass* recommendation from the third-party screening company.
- Guarantor income must be 5 times the applicant's rent amount -or- must have a sum equal to no less than 5 times 12- month's rent in an accessible bank account.
- Guarantors will not be screened for criminal background or rental history as they do not have the right to possession of a unit.

ANIMAL RESTRICTIONS - This community DOES DOES NOT permit animals as pets.

- Animals (except for service animals) are prohibited in our community unless the Owner, the Resident and all roommates execute our standard form Pet Addendum.
- Regardless of weight, the following breeds or hybrids of dogs are not permitted: Akita, Doberman Pincher, Rottweiler, Dalmatian, Pit Bull (e.g. Pitt Terrier, Staffordshire Terrier, APBT, or any other dog that has the substantial physical characteristics and appearance of those breeds), Chow, Wolf Hybrid and Bull Mastiff. This restricted breed list is subject to change without notice.
- The following animals are not allowed: birds, rodents of any kind, snakes, frogs, spiders, ferrets, or other exotic animals.
- The maximum number of animals per apartment unit is 2.
- Other state or local restrictions: _____

Everyone in the household over the age of 18 must submit an application and will be screened for both non-criminal financial factors as well as criminal background.

Roommates must qualify individually in all areas except income. FAIR HOUSING STATEMENT

We are committed to compliance with all federal, state, and local fair housing laws. It is our policy to comply with all laws prohibiting discrimination, including those that prohibit discrimination based on race, color, religion, national origin, sex, familial status, or disability, and any other local laws protecting specific classes.

Applicant Name Printed *Applicant Name Printed* *Applicant Name Printed*

Applicant Signature *Applicant Signature* *Applicant Signature*

Date *Date* *Date*

Signature of Community Representative

Date

