

Rental Application Approval Criteria

All applicants will be considered on an equal basis, without regard to race, religion, national origin, sex or marital status. All applicants must be at least 18 year old.

Availability: Applications will be accepted on a first-come, first-served basis, and are subject to availability. Rental rates are subject to change without notice.

Rental Applications: An application for residency must be completed in full for each legal adult prospective resident who will be living in the apartment and/or is on the lease agreement. A separate application will be needed from any co-signor/guarantor on the apartment. Any false information will constitute grounds for rejection, if discovered after the lease has been signed, the right to possession and/or the lease may be terminated. All application fees are non-refundable.

FACTA: The Fair and Accurate Credit Transaction Act of 2003, was designed to prevent, detect and mitigate identity theft. Each applicant is required to provide a copy of a valid driver's license, passport, or other acceptable government issued identification to comply with the requirements of the FACT Act.

Social Security Number/Visa Information: Each applicant must have a U.S. government issued Social Security number for the verification process to begin. In the event there is no U.S Social Security number, each applicant must provide a current visa and proof of income. If this can be provided, the application may be approved with a minimum deposit equal to or greater than one month's rent.

Roommates/Co-residents: Each person must complete an application. Roommates are permitted to combine income to meet the income criteria for approval. The information on all applicants will be considered during the verification process. Each roommate is fully responsible for the entire rental payment, and each must execute the Apartment Lease Agreement and its supporting documents. Subletting the apartment is prohibited.

Qualifying Standards: Resident approval criteria will include checking: (1) criminal history, (2) credit history, (3) previous rental history, (4) current income and income history for previous two years, (5) any other legitimate non-discriminatory information that might be relevant to the resident application process. If the applicant does not meet the selection criteria, or provides inaccurate or incomplete information, the application may be rejected.

Credit Report: A negative credit history can disqualify an applicant from renting. In some circumstances, a co-signor/guarantor may be accepted for an unsatisfactory credit evaluation or limited credit history. If an applicant is rejected due to poor credit history, information on the credit reporting agency will be provided in order that the applicant may obtain a copy of their report.

Security Deposits: All applicants will be required to pay a minimum-security deposit. Should negative credit issues arise the deposit will be adjusted to a higher amount. A discharged bankruptcy will require a mandatory (3) times rental rate security deposit for conditional approval.

Employment/Income Verification: Stable employment record and/or income verification will be required. Each applicant must earn a gross monthly income equal to or greater than three (3) times the monthly rent. Official documentation of income will be required. Court ordered child support or alimony that can be verified will be taken into account, and we will accept up to a maximum of one-third of student loans as income.

Residence History: Up to 24 months of rental or housing history will be verified on present and previous residence(s), findings could result in denial of the application. For applicants who are homeowners, permission must be granted to verify payment with the bank or lending institution.

Criminal Background: A criminal background check will be processed for each applicant, results may be grounds for rejection of an applicant. We do not lease to applicants with certain arrests and/or convictions.

Co-signor/Guarantor: In the event a co-signor/guarantor is required, they must complete an application and meet all qualifying standards. Co-signors must have a monthly gross income equal to or greater than five (5) times the monthly rent.

Occupancy Standards: Occupancy will be limited to no more than two (2) persons per bedroom plus (1) one. If occupancy changes during the lease term, the resident will be required to make changes at the time of lease renewal.

Pet Policy: Each apartment home is allowed a maximum of (3) three pets with a combined weight limit of 160 lbs. A \$250.00 non-refundable pet fee is required for the first un-caged domestic animal upon lease approval, and an additional \$125.00 non-refundable pet fee will be required for any additional un-caged domestic animal upon lease approval. Pet insurance is required. The pet fee is a privilege fee and does not cover any actual damage by pets. Any poisonous or venomous animals/insects are prohibited. Resident agrees to pay management a monthly pet rent of \$25.00 per unit and sign a Pet Responsibility Addendum. Should you welcome a pet into your home after becoming a resident, you are required to immediately notify Management and satisfy all current requirements. Breed restriction applies. Management reserves the right to refuse any pet.

Move In: All adults listed on the lease must be present to sign the lease agreement on the day of move-in. Moneys due at move-in must be paid in full by money order or cashier's check on or before the day of move in. Proof must be provided that an account has been set up with Utilities, before keys are released, or a \$5.00 per day charge will apply.

Applicant/Co-signor Consent

I hereby authorize _____, through its designated agents and employees, to obtain an investigative consumer report including, but not limited to, residential history (rental or mortgage), employment history and income, criminal history records, court records and credit records for the purpose of determining whether or not to lease an apartment to me. I understand that should I lease an apartment, _____, and its agents shall have the continuing right to review my credit information, rental application, payment history and occupancy history for account review purposes and for improving application review methods.

Applicant (or Co-Signor) Signature

Date: _____

Applicant (or Co-Signor) Signature

Date: _____