



## Market Rental Qualifying Standards

Effective 8.31.18

In order to assist you with your decision on your new home, we are providing this list of the requirements we use to qualify applicants for residency in this community. Nothing contained in these requirements shall constitute a representation that all residents and occupants currently residing in our community have met or currently meet these guidelines. Each person age 18 or older who will live in the apartment home must submit an application and satisfy these requirements.

Subject to applicable laws, our requirements include, but are not limited to, the following criteria:

**IDENTIFICATION.** Prior to viewing an apartment home, you must have a valid form of government issued photo identification. A valid form of identification shall include one of the following: Driver's License, Military Identification, a Passport, or government issued photo identification. All persons going on the tour to view the apartment home must have a valid form of identification.

**APPLICATION.** Each adult (18 years and older) must complete an application. All persons 18 or older in the apartment must be lease signers.

**APPLICATION AND ADMIN FEES.** Each applicant is required to pay a non-refundable application fee of \$50 per applicant for verification of information and credit approval. A \$200 Administrative Fee (per apartment) is also due along with the application for Residency. The Administrative Fee is only refundable if the application is denied.

**DEPOSIT.** An approved applicant must provide the required security deposit (\$300) and execute the lease agreement within 72 hours of receiving notification that the application has been approved.

**INCOME.** Applicants must collectively have verifiable income in an amount not less than 3 times the rental rate.

**RENTAL HISTORY.** Applicant must have a minimum of (6) consecutive months of verifiable resident rental history within (2) years. All known rental addresses will be verified. Less than (6) months of rental history may result in an increased security deposit. Applicants who are first-time renters may require an additional deposit or have the lease guaranteed by a Guarantor.





**EMPLOYMENT HISTORY:** Previous and current employment history will be verified. Allowances from other sources of income such as alimony, child support, retirement income, commissions or tips will require written verification. In the event the applicant is self-employed, written verification of prior income (such as tax return) must be provided. School will be accepted as an alternative to employment history with student documentation. If applicant is starting a new job, the future position and salary must be verified in writing.

**CREDIT HISTORY.** We obtain a credit report on each applicant. Our credit reporting agency evaluates credit (which may include rent payment history) as an indicator of future rent payment performance. An declined or conditional finding will result in the requirement of an additional deposit, guarantor, or denial. Applicants are responsible for ensuring their credit history is accurate and a copy of the report will be made available upon request of applicant.

**GUARANTORS.** A lease guarantor will be considered for students or recent college graduates. Guarantor will submit a completed application and pay an application fee. The Guarantor's salary must be 6 times the rental rent. Guarantor must meet all of the qualifying criteria as well as proof of ability to support rent amount.

**CRIMINAL HISTORY.** We obtain a criminal background check on each applicant who will reside in the apartment. It is possible your application will be denied due to criminal convictions.

**OCCUPANCY GUIDELINES.** The maximum occupancy guidelines are two persons per bedroom plus a child who is less than twenty-four months of age.

If federal, state or local laws, ordinances, guidelines or requirements conflict with our Guidelines; federal, state or local laws, ordinances, guidelines shall apply.

**PETS.** We allow maximum of (2) animals per apartment; acceptable animals include domestic cats, birds and dogs, each with a \$300 nonrefundable pet fee per animal. We also collect a \$20 per-month, per-pet rent. Animal(s) full grown must weigh no more than 100 lbs. each. The following breeds are restricted from this community: Chow-Chow, Doberman, Pit Bull (also known as: Pit Bull Terrier), Rottweiler and wolf-hybrids. All other animals are prohibited, including, but not limited to, snakes, ferrets, iguanas, potbelly pigs, rabbits, and insects.

These restrictions and fees requirements do not apply to qualified service or assistance animals.

**RENTER'S INSURANCE REQUIREMENT.** You are required to carry a minimum of \$100,000 Personal Liability Insurance coverage. To satisfy this requirement, you must provide evidence of insurance





coverage at initial lease signing and maintain this coverage throughout the entire term of your residency. In addition, we require that you add our community as an “Interested Party,” “Party of Interest,” or similar language. Your lease will have additional details about the insurance requirements.

**FAIR HOUSING STATEMENT.** We are committed to compliance with all federal, state, and local fair housing laws. We do not discriminate against applicants based on race, color, age, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, marital status or any other legally protected classification or status. All persons involved with the leasing and operation of our communities receive training on fair housing laws. We will consider requests for reasonable accommodations based upon a disability. We will consider reasonable modification of existing premises, which may be at the expense of the person requesting the modification.

**RENTAL RATES AND LEASE TERMS.** Original rental rate quotes will be honored for 2 business days. The rental rate quote is associated with the apartment's availability at the time of your quote, move-in date, and lease term requested. Any changes to the time of the quote, your move-in date, or lease term may require a revised rental rate quote which may result in a different monthly rental rate.

**FALSIFICATION OF APPLICATION:** Any false statements or false information included in an application may result in denial of the application.

**APPLICANT APPROVAL & ACKNOWLEDGEMENT.** Applicant acknowledges and agrees that the criteria referenced above will be considered in the qualification process. Applicants who do not meet the requirements referenced above will be declined or be subject to additional requirements, including, but not limited to, additional fees, deposits, and rent or providing a guarantor. Further, by signing below, I authorize a credit report(s) and criminal history records being ordered, prepared and delivered in connection with my application or tenancy at this Community, whether before, during or following such tenancy.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent for Owner

\_\_\_\_\_  
Date

