



Rental Criteria

We are delighted that you are interested in leasing a dwelling in our apartment community. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

Income Verification: Current six months of verifiable monthly gross income must be 3x the monthly rent. Child support payments and/or alimony are considered when court ordered. Income, Other than from salary or wages, must be in writing and verifiable from a government agency, company disability, Pension fund, or charitable organizations, and may require to be notarized. Self-employment income must be verified with two (2) years of tax forms or one year of bank statements.

Identification: Each applicant must provide a government photo identification and social security card and authorize for it to be photocopied

Visa/Government ID Qualifying under the terms of the Statement of Rental Policy, applicants from countries other than the United States

Refer Terms: States who do not have a social security number may be required to meet the following criteria Form I-551 Permanent Resident Card, Form I-668 Temporary, Resident Card, Form I-94 Arrival/Departure Record or Form I-688A Employment Authorization Card (all of the above forms include photos and fingerprints). A valid passport showing notary seals. Expired passports shall result in an automatic decline.

Rental History Verification: No less than six months of current, verifiable rental history is requested. Applicants who are first-time renters will be required to pay an additional deposit.

Criminal History Policy: A criminal background check will be conducted for each applicant. The criminal search will be run for all addresses at which the applicant(s) has resided over the past 24 months.

Occupancy Policy: Two occupants per bedroom except Efficiency. One additional occupant will be allowed in any unit if the additional occupant is less than one year of age at the beginning date of the lease agreement. You will be required to move to a larger unit after the additional occupant is one year old and the current lease has expired or reverted to month-to-month status.

Cosigner/Guarantor Policy: Applicants who are first-time renters or verifiable full-time students whose gross monthly income is less than the required minimum. The guarantor must have a gross monthly income of at least 6 times the monthly rent and must meet all other qualifying criteria. The guarantor must complete and sign a lease guaranty agreement. The lease may be guaranteed only by a relative.

Pet Policy: Two (2) pet per apartment (dog or cat). Pet must weigh less than 30 pounds, be at least one year old and housebroken. A deposit of \$300.00 is required per pet fully refundable. There is a \$25 pet rent month. No vicious or exotic breeds will be accepted. Two (2) small birds or a fish tank less than 10 gallons will be allowed without deposit.



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Other Policies: FAIR HOUSING: We will show, qualify, refer and lease to a prospect in accordance with the Federal Fair Housing Laws. We do not discriminate against any person because of race, color, religion, sex, national origin, familial status or disability.

APPLICATION: Must be completed by each single adult applicant eighteen years of age or older without omissions or falsifications. And each adult will be legally bound and responsible to fulfill all lease terms.

LEASE TERM: (12) month lease only.

DEPOSITS: Deposit must be paid within 48- hours of application approval. 1BR - \$500 2/3 BR - \$700 Subject to change (Obligo is optional).

Decline Terms applicant may be denied occupancy for the following reasons:

- Falsification on any part of the application by any applicant
- Incomplete Application by any applicant
- Insufficient income; qualifications are determined per unit
- No SSN, False SSN or Misuse of SSN
- Poor credit history of any applicant
- Non-payment or frequent late payment of rent
- Drug use
- Poor Housekeeping
- Poor supervision of applicant's children
- Unruly or destructive behavior by applicant, applicant's children or applicant's guest *Violence to persons or property by applicant, applicant's children or applicant's guest.
- An applicant may also be denied for poor rental history, including having more than one broken lease or more than one eviction **within the past twelve (12) months**. One broken lease or one eviction that occurred more than twelve (12) months prior to the application date do not automatically result in denial and may be reviewed on a case-by-case basis, with an additional deposit.

Unfavorable criminal background of any applicant: The application will be declined for any of the following reported criminal related reasons that have occurred within the past ten (10) years prior to the application date: Felony conviction, drug related conviction, prostitution related to conviction, sex related conviction, misdemeanor conviction involving crime against persons or property, active status on probation or parole resulting from any of the above, and any of the above related charges resulting in "Adjudication withheld" and/or "Deferred adjudication".