



## **VESTA PROPERTIES RESIDENT SCREENING CRITERIA**

### **Introduction**

In order to assist you in your decision regarding your new home, we are providing the following screening criteria used to evaluate applicants for residency in this community. Nothing contained in these requirements shall constitute a representation that all current residents or occupants have met or currently meet these guidelines.

### **Application Requirements**

- Each person age 18 or older who will reside in the apartment home must submit a completed application.
- A **non-refundable application fee of \$40.00 per applicant** is required at the time of submission.

### **Information Accessed for Screening**

The following types of information may be accessed as part of the screening process:

- Identification
- Credit history
- Public records
- Criminal history
- Rental history (current and previous)
- Residency address information
- Employment and income verification

Additional verification may be required.

### **General Screening Criteria**

Applications may be denied for reasons including, but not limited to:

- Insufficient income (less than 3 times the monthly rental rate) or no income
- Unsatisfactory credit (Must have a minimum credit score of 600)
- Criminal history
- Rental history
- Exceeding maximum occupancy limits
- Restricted pets
- Failure to meet conditional approval requirements
- Providing false, misleading, or unverifiable information

### **Identification**

- Applicants must present a valid government-issued photo ID for each person age 18 or older.
- Social Security Number (SSN) will be required in all jurisdictions which it is allowed to be, if not allowed an Individual Taxpayer Identification Number (ITIN) will be required.





### **Income Requirements**

Applicants must have a combined, verifiable gross income of at least **three (3) times the monthly rental rate**.

### **Credit History**

A credit report will be obtained for each applicant. Credit history (including rent payment history, if applicable) will be evaluated as an indicator of future payment performance.

Unsatisfactory or insufficient credit may result in:

- Additional deposit
- Requirement of a guarantor
- Denial of application

Applicants are responsible for ensuring the accuracy of their credit history.

### **Comprehensive Reusable Tenant Screening Reports**

This community does not accept comprehensive reusable tenant screening reports. Upon submission of a completed application, a credit evaluation will be conducted using the consumer reporting agencies listed below.

### **Guarantors**

If required, guarantors must:

- Meet all standard qualifying criteria
- Have verifiable income of at least **five (5) times the monthly rental rate**
- Have a minimum **credit score of 700**

### **Criminal History**

A criminal background check will be conducted on each applicant. Applications may be denied based on criminal history in accordance with applicable laws.

### **Occupancy Standards**

Maximum occupancy is generally limited to **two persons per bedroom**.

<b>Unit Type</b>	<b>Maximum Occupancy</b>
Studio / One Bedroom	2 Persons
Two Bedroom	4 Persons
Three Bedroom	5 or 6 Persons
Liberty & Highland House	5 Persons





### **Pet Policy**

The following breeds are restricted, including but not limited to:

- Pit Bull Terriers / Staffordshire Terriers
- Rottweilers
- Doberman Pinschers
- Chows
- Presa Canarios
- Akitas
- Wolf-hybrids
- Alaskan Malamutes

Additional restrictions, deposits, and requirements may apply. Please contact the leasing office for full details. These restrictions do not apply to qualified assistance animals.

### **Renter's Insurance Requirement**

Residents are required to maintain renter's insurance with:

- **Minimum \$100,000 personal liability coverage**

Proof of coverage must be provided at lease signing and maintained throughout the lease term. The community must be listed as an "Interested Party" or similar designation.

### **Holding Deposit Policy**

- A holding deposit equal to **25% of the monthly rental rate** is required.
- Once an application is approved, the holding deposit is **due immediately**.
- **Move-in must occur within two (2) weeks of application approval.**
  - **Unless otherwise approved by landlord.**
- Failure to move in within the required timeframe may result in forfeiture of the holding deposit, subject to applicable laws.

### **Rental Rates and Lease Terms**

- Rental rates are subject to change based on availability, move-in date, and lease term.

### **Falsification of Application**

Any false, misleading, or unverifiable information provided in an application may result in denial.

### **Fair Housing Statement**

Vesta Properties is committed to compliance with all federal, state, and local fair housing laws. We do not discriminate against any person based on:

- Race
- Color
- Religion
- National origin
- Sex
- Familial status
- Disability
- Any other protected class under applicable laws

Reasonable accommodation or modifications will be made in accordance with applicable laws.





**Data and Communication Consent**

By submitting an application, you acknowledge and agree that Vesta Properties may collect, retain, and use personal information for purposes including:

- Processing your application
- Operating and managing the property
- Communicating with you regarding your application or residency
- Providing relevant services or referrals
- Collecting debts and conducting surveys

By providing contact information, you consent to receive communications via email, phone, voicemail, or text message. This consent remains in effect even after tenancy ends.

**Consumer Reporting Agencies**

**Screening Provider:**

AppFolio, Inc.  
70 Castilian Dr.  
Goleta, CA 93117  
(866) 648-1536

**Credit Bureau:**

Experian  
PO Box 4500  
Allen, TX 75013  
(888) 397-3742

*Experian does not make decisions regarding your application and cannot provide specific reasons for those decisions. You have the right to obtain a free copy of your report and dispute any inaccurate or incomplete information.*

**Applicant Acknowledgment**

By signing below, the applicant acknowledges that:

- This screening criteria has been provided and explained
- The criteria will be used to evaluate the application
- Failure to meet these criteria may result in denial or conditional approval

**Applicant Signatures**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

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Date

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Signature of Applicant

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Date

