

44 South Rental Criteria for CWS Apartment Homes, LLC

Please note that these are the current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided here prior to these requirements going into effect. Additionally, our ability to verify whether these requirements are met is limited to the information we have received from various applicant reporting services.

All applicants 18 and older will need to fill out an application and be screened.

1. Rental History - Applicant(s) must have a minimum of six (6) months satisfactory rental history or mortgage verification. If a first-time renter, we may require an increased deposit. Evictions will be denied. Poor rental history may result in a denial.

2. Income - Applicant's income must be verified at two and a half times (2.5) times the monthly rent, yet subject to the maximum income threshold. The income requirement may be modified if required by federal subsidy or financing program. Annual maximum income limits are shown below and based on the apartments designated Area Median Income percentage. Austin-Round Rock, TX MSA (effective June 2023)

| Household Size | 60% AMI | 80% AMI | 90% AMI | 120% AMI |
|----------------|----------|----------|----------|-----------|
| 1 Person HH | \$49,088 | \$65,450 | \$73,631 | \$98,175 |
| 2 Person HH | \$56,100 | \$74,800 | \$84,150 | \$112,200 |
| 3 Person HH | \$63,113 | \$84,150 | \$94,669 | \$126,225 |

3. Employment – Applicant(s) must have a minimum of one (1) year employment history or provide qualifying income. Employment and income verification are required following application review.

4. Credit History - All credit history must be satisfactory and current. Items reviewed to determine approval include but are not limited to check writing history, evictions and judgments and bankruptcies. Applicants with no credit history may be required to pay an increased deposit. **We do not accept any credit/screening reports provided by applicant(s).**

5. Criminal History – Your application may be denied based on prior convictions for crimes against persons or property, sex-related offenses, and other criminal activity that would adversely affect the health, safety, or right to peaceful enjoyment of the premises by the residents and owner.

This requirement does not constitute a guarantee or representation that residents or occupants currently residing in our community have not been convicted of a felony or deferred adjudication for a felony or some misdemeanors.