

OUR RENTAL CRITERIA

In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify residents for residency in our communities. Nothing contained in these requirements shall constitute representation by AG Living that all residents and occupants currently residing in our community have met or currently meet these guidelines.



FAIR HOUSING STATEMENT

AG Living and the Owner are committed to compliance with all federal, state, and local fair housing laws. AG Living will not discriminate against any person based on race, color, religion, national origin, sex, familial status, or any other specific classes protected by applicable laws. AG Living will allow any reasonable accommodation or reasonable modification based on disability-related need. The person requesting any reasonable modification may be responsible for the related expense.

IDENTIFICATION

Applicants must present one form of government issued photo identification for all persons aged 18 years and older that will be living in the apartment. For those applicants who are not U.S. citizens, additional documentation may be required in order to give the applicant an opportunity to furnish information about an emergency contact person in the applicant's home country. Completion of the TAA Supplemental Rental Application will be required.

APPLICATION AND FEE

A separate rental application must be completed, dated and signed by each applicant and any individual 18 years of age or older. All individuals 18 years of age or older, or legally considered an adult by law if not living with a legal guardian, are required to be a party to the lease. A non-refundable application fee, deposit and/or bond are required at the time an application is submitted.

OCCUPANCY

Unit occupancy shall not exceed 2 persons per bedroom plus 1. Children younger than 24 months of age are not considered occupants in determining this factor of eligibility. The Company will comply with applicable laws that require higher or lower occupancy ratios.

INCOME

All applicants must have a combined monthly source of income in an amount no less than 2 1/2 times the market rental rate. All income must be verifiable. Verifiable income includes, but is not limited to wages, self-employment income, social security benefits, pensions, trust funds, grants, school loans, child support, unemployment benefits, military benefits, and alimony. Acceptable Sources of Income may be any of the following: Three (3) most current paycheck stubs. If an applicant is starting a new job, the future position and salary must be verified in writing via an offer letter on company letterhead and effective on or before the proposed move-in date. If an applicant is self-employed or receives money from non-employment sources, proof of income through: (1) a copy of the previous year's tax return, (2) a financial statement from a CPA verifying income, or photocopies of three (3) most current bank statements illustrating the ability to pay rent through the entire lease term.

RENTAL HISTORY

Rental history in conjunction with landlord debt will be considered when processing your application. Evictions within the previous two (2) years and/or outstanding debt to a prior landlord may result in denial or an additional rental deposit.

CREDIT HISTORY

Our screening agency evaluates credit, debt to income and rental history against indicators of future rent payment performance. Any unsatisfactory finding may result in the requirement of an additional deposit, guarantor, or denial. Should a pending bankruptcy appear, an automatic denial may result. A history of a prior bankruptcy filing may result in an additional rental deposit.

GUARANTORS

All guarantors must have a combined source of income in an amount no less than five (5) times the market rental rate. If a guarantor is needed, they must meet the entire qualifying criteria as presented herein. The guarantor must pay an application processing fee and sign the Guarantor Addendum.

CRIMINAL HISTORY

The criminal records of all household members 18 years of age and over will be checked for all felony and misdemeanor convictions. The information gathered as the result of this check will affect the approval of the application. Applicants may be denied for convictions involving fraud, theft, drugs, assault and battery, sexual misconduct, crimes against a minor or any violent crime, misdemeanor, or for numerous convictions of illegal activity dependent on the severity of the crime and length of time elapsed since.