

# Qualifying Criteria

The Company and this community comply with all federal, state and local regulations regarding Fair Housing for all applicants and residents.

### **Occupancy Standard**

Two persons maximum per bedroom. (Exception: Child under 24 months of age, unless otherwise dictated by state or federal law.)

#### Age Requirements

Leaseholders must be at least 18 years of age. All persons aged 18 years or older are required to submit an application for approval.

### **Identification Verification**

All Applicant(s) aged 18 and older hereby consent to the management company sharing Applicant's nonpublic personal information for the purpose of management receiving identity verification in connection with the application. All Prospects and Tour Guests aged 18 and older must provide current valid ID to be scanned and verified in order to tour the Community. Additionally, each Leaseholder and Adult Occupant must present current valid ID at the time of move-in to be scanned and verified before keys will be issued.

#### Non-U.S. Citizens

All applicants aged 18 and older who are non-U.S. citizens must complete supplemental application information, as well as provide one of the documents listed in the supplemental information required. The document provided must be current to be accepted.

#### Credit

Our credit screening agency evaluates credit history and, outside of pandemic-era limitations, unsatisfactory credit may disqualify an applicant from renting an apartment home at this community. Unsatisfactory credit may include past or current bad debts, landlord debt, evictions, late payments, etc. Bankruptcies and foreclosures will be evaluated as part of the overall credit status.

#### Previous Residences

Outside of pandemic-era limitations, no rental history or positive rental history within the past two years is acceptable for standard approval. Negative rental history may result in conditional approval or denial. No evictions within the past two years will be acceptable. Addresses indicated on the credit report(s) must exactly match residences listed on the rental application.

### **Income/Employment Requirements**

The combined gross monthly income for all applicants must equal 3x the monthly rental amount, or the applicants' portion of the monthly rental amount when there is a government subsidy. The income requirement may be modified if required by federal subsidy or financing programs. All prospective Leaseholders must present evidence of current employment. If not employed, evidence of regular income must be provided such as retirement, etc. A letter of intent to hire from the employer should be provided if employment has not yet begun.

## **Guarantor for Income Requirements**

A guarantor is permitted only when the income requirements are not met. The Guarantor must be a U.S. citizen, make at least 5x the monthly rent, and have established positive credit.

### **Income/Employment Verification**

All income sources require supporting documentation and verification. Prospective residents must provide access to banking data for automated verification as part of the application process. The following items are acceptable sources of income documentation: (1) IRS transcripts; (2) Bank statement (international bank statements accepted) reflecting balance equal that of the lease term; (3) Offer letter, which must include HR information; or (4) Financial aid (housing portion only). In some cases, current original paycheck stubs may be accepted with additional verification required. Proof of income provided must be from within the last 30 days.

## **Security Deposit Requirements**

All leases require a standard deposit, or approved deposit alternative, if qualified. A prospective Leaseholder with unsatisfactory credit findings, no established credit history, or no established rental history may require an additional deposit or, if qualified, an approved deposit alternative. Negative rental history that does not result in denial will require additional deposit, or if qualified, an approved deposit alternative. The standard application deposit amount will be due within 48 hours of notification of approval to hold the selected apartment off the market. The application deposit will be applied to security deposit upon move-in, or if the deposit alternative option is selected, the application deposit will be applied to rent. Any additional security deposit amount required as a condition of approval will be due by the move-in date.

## Crimina

Our evaluation includes criminal background screening. It is possible your application may be denied due to criminal convictions.

## Renter's Insurance

Leaseholder(s) must present evidence of Renter's Insurance including coverage for Personal Liability for \$100,000 and a minimum of \$10,000 Personal Property. The policy must include the "Property Name" listed as an "Additional Interested Party" with the specific address provided by the property. The policy must remain in effect for the duration of residency in the unit, regardless of the term or status of the lease. Renter's insurance is recommended but not required for households with a housing voucher.

# Non-Smoking Community

Smoking anywhere inside the dwelling unit or any buildings of the apartment community, as well as within 25 feet from any doors, windows, walkways, or amenity areas, is strictly prohibited. This applies to all residents, occupants, as well as guests. "Smoking" refers to any use or possession of a cigar, cigarette, e-cigarette, hookah, vaporizer, or pipe containing tobacco or any substance while it is burning, lit, vaporized, or ignited.

## Animals

A maximum of 2 animals are allowed per apartment. Aggressive dogs or any dog with a bite history will not be accepted. An in-person animal interview will be required for pets as well as service or support animals, as early as possible prior to the move-in date, during which time a photo of the animal will be taken and copies of vaccination records, city permits, etc. must be provided for the lease file.

## **Date or Unit Number Changes**

Any changes to the lease term, move-in date or apartment home selected may result in an adjusted rental rate. If applicable, the income requirements must be met for the new rental rate.

## **Electronic Communications**

Applicant(s) and adult occupants hereby agree to receive communications via email from the Landlord regarding the decision of the application. If Applicant is approved and a lease is executed by Applicant and Landlord, Applicant agrees to receive an electronic copy of the fully executed lease from the Landlord.

Signature of Applicant	Date	Signature of Applicant	Date
Signature of Applicant	Date	Signature of Applicant	Date
Signature of Applicant	Date	Signature of Applicant	Date
Signature of Owner's Representative	Date		EQUAL HOUSING Opportunity