

Rental Qualification Guidelines

Welcome to CLS Living! Before you complete a Lease Application, please take the time to review these rental qualifications. Please note that these are our current rental qualification criteria, and nothing contained in these requirements shall constitute a guarantee or representation by us that all people currently residing in the apartment community, including the roommates that will occupy the apartment with you, have met these requirements.

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OCCUPANCY

Our fundamental occupancy guidelines for non-family applicants is one person per Bedroom unless Landlord designates the Bedroom as a shared double occupancy bedroom, and only the Tenant listed on the Lease may legally occupy the Bedroom.

FAIR HOUSING

Landlord adheres to the Fair Housing Law (Title VIII of the Civil Rights Act of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Act of 1988) which stipulates that it is illegal to discriminate against any person in housing practices on the basis of race, color, religion, sex, national origin, disability or familial status.

GUARANTORS

Landlord has the right to require a Guarantor on all leases. The Guarantor Agreement must be completed within seven (7) days of lease signing. If a Lease is signed but the Guarantor Agreement is not completed, the Lease terms will still be in effect. It is your responsibility to have your Guarantor complete the Guarantor Agreement in a timely manner. When a Guarantor executes the Guarantor Agreement, Guarantor agrees to guarantee your Lease. Guarantor will have access to information regarding your Apartment and your payment status, and may be copied on any communications to you; however, Landlord is not responsible to notify Guarantor of all communications.

GUARANTOR REQUIREMENTS

If you are qualifying for residency by providing a Guarantor; your Guarantor must have verifiable and consistent monthly income of at least three (3) times the total monthly Rent, meet the credit requirements of having a credit score of at least 600, and may be required to pay a deposit. Deposit amount to be determined at the sole discretion of Landlord. At Landlord's sole discretion, Landlord may opt to waive the credit check requirement for new or renewal leases.

CREDIT HISTORY AND INCOME

You or your Guarantor must have verifiable and consistent monthly income of at least three (3) times the total monthly Rent. If Landlord performs a credit check on you or your Guarantor, at Landlord's sole discretion, you or your Guarantor must provide your Social Security Number for screening purposes. A credit score of at least 600 is required to qualify.

THIRD-PARTY RESIDENTIAL GUARANTY

Where applicable, if the property provides an alternative qualification for approval, additional screenings and requirements will be completed by the third-party vendor. Additional fees or deposits may be required.

SCREENING

You may be required to pay a non-refundable application fee. The application fee amount is to be determined by Landlord and may be subject to change without notice. Screening of you and one Guarantor are included in the application fee. If additional Guarantor screenings are required, you agree to pay an additional application fee per screening. By completing your application, you understand that Landlord has the right to screen you for criminal, sex offender, credit, and eviction history, and to screen Guarantor's credit history, at its sole discretion.

IDENTIFICATION

You will be required to provide a copy of your Driver's License or other government-issued photo identification at the time of applying for residency. This documentation will be kept on file in your resident account.

CRIMINAL HISTORY

You must not have been convicted of a felony or be subject to deferred adjudication for a felony. Please remember that this requirement does not constitute a guarantee or representation that other residents currently residing in our community have not been convicted of a felony or are not subject to deferred adjudication for a felony. There may be residents who applied to reside in the Apartment Community prior to this requirement going into effect. We are not responsible and assume no duty for obtaining criminal-history checks on any residents, guests, or contractors in the Apartment Community. By completing your application you give Landlord consent to a review of your criminal background. At Landlord's sole discretion, we may opt to review your criminal history, and if there is a felony, violent crime, or an objectionable amount of criminal records, your application may be declined.

RENTAL HISTORY

You must not have been evicted or asked to move out by a previous landlord, have broken a rental contract, or be currently delinquent to a landlord. You may not have more than four (4) late payments or two (2) returned checks for rent in the most recent twelve (12) month period. If you have broken a lease or been evicted in the past, you will not be approved. If you owe an outstanding balance on a rental property, you must show proof of payment in full to be considered as having an acceptable rental history. By completing your application, you give Landlord or a third-party consultant consent to verify your previous rental history and/or the history of the Guarantor as a part of the application review process, in the event that Landlord opts to do so.

SELF-QUALIFYING

If you are self-qualifying for residency; you must have verifiable and consistent monthly income of at least three (3) times the total monthly Rent, meet the credit requirements of a credit score of at least 600, and pay a self-qualifying fee. This non-refundable fee shall be a minimum amount of \$500.00, not to exceed a maximum amount of \$1,000.00. Amount to be determined at the sole discretion of landlord. Landlord, at its discretion, may require the fee to be paid in the form of a deposit. At Landlord's sole discretion, Landlord may opt to waive the credit check requirement for new or renewal leases.

INTERNATIONAL RESIDENTS

Residents who do not have a social security number may still apply for housing by meeting some additional qualifications. If an applicant is unable to provide a social security number, the applicant may qualify for residency by providing a copy of their passport or other government-issued photo identification. At the discretion of Landlord, and depending on market conditions, the applicant may be required to pay the final two rental installments on the current lease term or a deposit equivalent on the Lease for approval. If the resident renews, the final two rental installments will apply to the renewal lease term. Resident may be required to pay back any rental installments that have been applied to rent prior to renewing.



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