

Applicant Qualification & Availability Standards

The Apartment/Property does business in accordance with the Fair Housing Act. Lease Holder(s) must be 18 years or older (unless head of household). All Occupants 18 years or older will be required to complete an application (even if living with parent or guardian). Each applicant must complete an application in its entirety and all information provided must be true, accurate, and complete, as well as verifiable. Qualification is determined using a credit analysis model, income verification, and criminal background history. Resident history may be evaluated based upon the outcome of credit analysis. Each applicant's credit and criminal status will be individually evaluated; leaseholder's income will be combined for credit scoring.

Occupancy Guidelines: The maximum occupancy standards are listed below. There are no exceptions.

One Bedroom: 3 Two Bedroom: 5 Three Bedrooms: 7

Credit Analysis: A credit report will be secured and evaluated for all leaseholders.

Income/Employment: Gross annual income for all leaseholders is combined and entered into the credit-scoring model for each applicant. A combined minimum income requirement must be equal to three times the monthly rental rate. Additional sources of income may be considered. If you are self-employed, you must provide the previous year's income tax return and two months personal bank statements as evidence of sufficient income. Guarantors, if required, will meet a minimum monthly income of five times the monthly rental amount.

Criminal History: A criminal background check will be conducted for each applicant. The criminal search will be run for all addresses at which the applicant(s) has resided over the previous 24 months. The application will be rejected if any applicant (resident or occupant) has an indicated, arraigned, or convicted of any of the following reported criminal related reasons that have occurred within the past 7 years prior to the application date:

- Felony conviction
- Any illegal drug related conviction
- Any terrorist related conviction
- Theft of any crimes involving theft
- Any prostitution related conviction
- Any sex related conviction
- Misdemeanor conviction involving crime against person or property
- Any crime involving a minor

Rental History: Rental history for the past 24 consecutive months may be evaluated based on the outcome of the credit analysis. Any debt un-paid to an apartment community must be paid before an application can be approved.

Additional Deposit/Guarantors: An additional deposit and/or guarantor may be required based on the outcome of the credit analysis, one verification, or rental history of the applicant(s).

Apartment Availability: The listing of available apartments to rent is updated as each apartment becomes available. This may occur at varying times throughout the day and accordingly, available listing at business day begin may differ from the available listing at the business day's end. An apartment becomes available to lease when Management receives a notice to vacate, and/or receives the keys, and/or validate a vacancy.

Application fees: A \$35.00 non-refundable application fee is required per application.

Water Conservation: You will be required to pay a pro-rated portion of water/sewage/trash usage monthly.

I UNDERSTAND AND ACCEPT THESE QUALIFYING STANDARDS. I UNDERSTAND THAT FALSIFICATION OF INFORMATION MAY LEAD TO DENIAL OF RENTAL. THE RESIDENTIAL COMMUNITIES RENTAL CRITERIA ARE GUIDELINES, WHICH ENABLE US TO ACCEPT AS PROSPECTIVE RESIDENTS THOSE INDIVIDUALS WHO ARE CREDIT WORTHY AND DO NOT HAVE A CRIMINAL BACKGROUND.

Applicant Signature: _____ Date: _____

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