



## RENTAL CRITERIA

The following are standards that will be used to process your application for tenancy. You must meet the following standards to qualify for a rental in our community. Applicants are judged on the same basis.

***We do not discriminate against any person in the rental of an apartment because of race, color, religion, national origin, sex, familial status, sexual orientation or mental or physical handicap.***

- \* **EMPLOYMENT REQUIREMENTS** - Applicants' employment must be verified. In the event of a job change, the previous employment will be verified and the applicant will be asked to provide a copy of an employment contract or written job offer from the new employer. If applicants have been employed at their current employer for less than six months, their previous employer will be contacted. Self-employed applicants must provide a current CPA prepared financial statement of the most recent year income tax return Schedule C.
- \* **INCOME REQUIREMENTS** - The monthly rent cannot exceed 36% of the combined gross income of all persons renting the apartment. Applicants that do not meet the above employment or income requirements must provide a co-signer that does meet the above qualifications. Applicants that are self employed or retired, must provide proof of income by furnishing copies of federal income tax return schedule C, E or F and/or other verifiable documentation acceptable to us.
- \* **RESIDENT HISTORY** - Applicants must provide a current resident reference from a landlord or mortgage company reflecting a prompt payment record or an acceptable rental history for the past two years. Management reserves the right to reject an application on the grounds that the applicant has been evicted, defaulted on a prior lease agreement, or maintains an outstanding balance at another apartment community.
- \* **CREDIT HISTORY** - Applicants must have a credit report which reflects a favorable payment history. All accounts must be current and up-to-date. Any accounts turned over to a collection agency must have a zero balance. Bankruptcy does not automatically disqualify an applicant. Medical expenses are considered separately from revolving accounts.
- \* **CRIMINAL HISTORY** - Management reserves the right to reject an application on the grounds that the applicant has been convicted by a court of competent jurisdiction of the illegal manufacture or distribution of a controlled substance as defined in federal law; or on the ground that the applicant poses a clear and present threat of substantial harm to others or to the dwelling itself; or on the ground that the applicant, based on a prior record or criminal convictions involving harm to persons or property, would constitute a clear and present threat to the health or safety of other individuals.
- \* **PERSONAL** - All applicants must be at least 21 years of age.

We maintain a strict level of confidentiality and privacy for our applicants and residents. We do not discuss individual credit reports. If you would like to discuss or dispute any information provided to us on your credit report, you will need to contact the consumer-reporting agency. We can provide you with a name and address upon request.