
- RESIDENT SELECTION POLICY -

We do business in accordance with Fair Housing Laws. It is illegal to discriminate against any person because of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin.

This community has a very thorough screening process. If you meet the application standards and are accepted, you will be among a very select group. The following criteria apply to all applicants equally.

Income

- Minimum: Household must have income equal to 2.5 times the household's portion of the rent.
- Maximum: This property operates under Section 42 of the internal Revenue Code, an affordable housing program which places certain restrictions on both residents and the owner. Resident households must have incomes at move-in below certain levels based on the Area Median Income as published by HUD. Current income limits are available at the leasing office.

Rental History

Up to 36 months of rental history may be reviewed. A positive record of prompt payment and sufficient notice, free of damage or lease violations, is expected. An outstanding balance to a previous landlord will deny the application. An eviction within the past 3 years will deny the application.

Credit History

A credit check is run on every applicant over 18. It analyzes many criteria to arrive at an objective score. An unsatisfactory report may disqualify an applicant from this community. Unpaid utility bills may deny an application. Lack of credit history may require an increased deposit.

Criminal History

A criminal background check is run on all Applicants over 18. This check is a sophisticated compilation of various components calculated by a third party firm. Every case is individually analyzed. A felony conviction in most instances will automatically deny an application. Charges and/or other convictions for violent, sex-related or drug dealing offenses may deny the application. Other charges and convictions may be judged based on date of charges.

Pets

No pets are allowed. Service animals are allowed with proper verification of need due to resident's disability.

Miscellaneous

- Occupancy is limited to two occupants times the number of bedrooms in the unit.
- All household members 18 years and older must complete the application process and pay the Application Fee of \$30 per person.
- Standard security deposit is \$250 which is held in escrow until successful fulfillment of all lease provisions. Deposit may be increased due to credit or rental history.
- Students: Households comprised entirely of full time students may not be eligible

Applications can be rejected due to but not limited to failure to meet the criteria above and/or falsification of any information, or failure to provide any information including addresses and phone numbers of references.

APPLICANT SIGNATURE

DATE

APPLICANT SIGNATURE

DATE