

Rental Requirements and Qualifications

We adhere to the Fair Housing Act, Title VIII of 1968, as amended, prohibiting discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, religion, sex, national origin, handicap, family status (including persons under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of persons) and handicap (disability). An application must be submitted by each person 18 years or older, who will be occupying the rental unit. All occupants 18 years of age or older must qualify with the exception of income for a student living at home.

Number of Occupants

- One bedroom- two (2) person(s) and infant up to 6 months old.
Two-bedroom - four (4) persons and an infant up to 6 months old.
Three Bedroom - six (6) persons and an infant up to 6 months old.

Criminal History

Felony Convictions

- Theft of property (exclude by check) - 10 years from completion of sentence.
Damage to property - 10 years from completion of sentence.
Drug Violations - 10 years from completion of sentence.
Weapons - 10 years from completion of sentence.
Violence - No time limit
Crime/Injury to person(s) -No time limit
Sexual Offenses - No time limit
Illegal manufacture or distribution of controlled substance - No time Limit

Misdemeanor Convictions

- Theft of property - 7 years from completion of sentence
Damage to property- 7 years from completion of sentence
Drug violations- 7 years from completion of sentence
Weapons- 7 years from completion of sentence
Violence- 7 years from completion of sentence
Crime/Injury to persons -- 7 years from completion of sentence
Sexual Offenses -- 7 years from completion of sentence
Illegal manufacture or distribution of controlled substance -- 7 years from completion of sentence

Registered Sex Offenders: Any applicant, resident, or occupant will be automatically denied. - no time limits

Rental History - Applicant must have six (6) months verifiable rental history within the past 12 months. Mortgage history, if it appears on credit report, will be accepted. More than three (3) late payments, and/or two (2) NSF checks within the past 12 months will not be acceptable rental history. NO VERIFIABLE RENTAL HISTORY WILL REQUIRE AN ADDITIONAL ADMINISTRATIVE FEE. Current broken leases/evictions will be automatically denied.

Credit Scoring - Information about you and your credit experiences, such as your bill pay history, the number and type of accounts, late payments, collection action, outstanding debt, age of your accounts are collected from your credit application.NO VERIFIABLE CREDIT HISTORY MAY REQUIRE AN ADDITIONAL ADMINISTRATIVE FEE.

Credit Requirements - A credit report will be processed on each applicant 18 years of age or older:

- A scoring model that is provided to us through a third-party credit service will be used to determine if you qualify for residency. This model takes into consideration the combination of debt/income ratio and credit scores.
Accept = normal fees
Low Acceptance= 1/2 month rent as an additional administrative fee
Conditional = 1 month rent as additional administrative fee

Income - Monthly gross income requirement is 3 times the monthly rent amount. Income must be verified by one or more of the following:

- Employer and/or Notarized statement from employer
Four (4) most recent paycheck stubs
Two (2) most recent bank statements
Most recent tax return and current business license if self-employed

Employment- Applicant must have six (6) months consecutive employment with a verifiable US employer.

Automatic Denial

- Unpaid evictions
False social security number
Any debt owed to another apartment community
Fact Act Fraud Alerts

International Applicants

- International applicants shall provide a current visa, a Passport, a valid government issued photo ID, a 9-digit TIN or SSN and appropriate USCIS documents for verification.
International applicants in the U.S. for enrollment or attendance at a college or university will provide proof of acceptance along with the accompanying USCIS documents required as well as the other items mentioned above.

Privacy Policy - A copy will be made available upon request.

Cancellation - Holding fees are non- refundable. If you falsified ANY part of your application, there will be NO money refunded. Holding fees and/or administration fees will not be returned, they will be retained as liquidated damages.

I/We have read and understand the Rental Requirements and Qualifications above, authorized verification of the application information and understand that falsification of rental application information will result in denial. These criteria do not ensure that all residents residing or visiting the community conform to these standards. I/WE agree to all terms stated above.

Applicant signature Date

Agent for Owner Date

Applicant signature Date

Applicant signature Date