



RESIDENT SELECTION CRITERIA

I. POLICY ON NON-DISCRIMINATION

With respect to the treatment of applicants, the Management Agent will not discriminate against any individual or family because of race, color, creed, national or ethnic origin or ancestry, religion, sex, sexual preference, gender identity, age, disability, handicap, military status, source of income, marital status or presence of children in a household, acquired immune deficiency syndrome (AIDS) or AIDS-related conditions (ARC), or any other arbitrary basis. No criteria will be applied or information considered pertaining to attribute of behavior that may be imputed by some to a particular group or category. All criteria shall be applied equitable and all information considered on an applicant shall be related solely to the attributes and behavior of individual members of the household as they may affect residency.

1. **Identification** -- Each applicant applying for an apartment must have a Social Security Number and a government issued picture identification card.

2. **Age** - Lease holder(s) must be 18 years or older, unless head of household. All occupants 18 years or older are required to complete an application, even if living with parent or guardian.

2. **Income** - Gross monthly income of household must be 3 times monthly resident paid portion of rental amount.

3. **Employment** - Applicant must 1) be employed with current employer for at least three months; 2) have current job and at least six months employment with previous employer; or 3) have Social Security or retirement benefits that meet property income requirement.

4. **Rental History** - Rental history at the current and previous residence must include satisfactory rental payment history, no eviction history, sufficient move-out notice and all lease terms fulfilled. Any debt owed to an apartment community must be paid in full or meet the following criteria in order to be considered for residency.

Recent debt accumulated within the last 2 years criteria as follows:

Balance \$100-\$2000- 2 months of consistent verifiable payment history

Balance \$2001 - \$3000 - 3 months of consistent verifiable payment history

Balance over \$3001 will not be considered for residency

Apartment Debt 3 years or older Security Deposit will be equal to one month's rent.

5. **Criminal Background** - No applicant, resident or occupant may have been indicted, arraigned, or convicted of a felony charge within the last 7 years. This includes persons who have received deferred adjudication and/or have not yet satisfied the probationary period of a deferred adjudication. Background for all adult occupants will be checked.

6. **Credit**- No credit history or unsatisfactory credit references will result in the requirement of an additional deposit. Bankruptcy, Foreclosures and/or any outstanding collections which exceed \$1,500.00 (medical expenses and auto loans exempt from this standard). Additional refundable Security Deposit charges applies as follows:

1 Bdrm -\$150.00 - 2 Bdrm- \$250.00 3 Bdrm- \$350.00

7. **Application Fee** - A \$35.00 non-refundable application fee is required for all household members 18 years or older.

VI. REJECTED APPLICATIONS

Applications may be rejected for any of the following:

- A. Management will notify applicants who are rejected, in writing, and the applicants will be informed of their option to appeal this decision.
- 1. Blatant disrespect, disruptive or anti-social behavior toward management, the property, or other residents exhibited by an applicant or family member any time prior to move-in (or demonstrable history of such behavior).
- 2. A negative landlord or other reference, encompassing failure to comply with the lease, poor payment history, poor housekeeping habits or eviction for cause.
- 3. A negative credit report, criminal report or Eviction report
- 4. Rent exceeding required percentage of monthly income without an ability to pay.
- 4. Falsification of any information on the application.
- 5. Other good cause, including, but not limited to, failure to meet any of the program qualification or other selection criteria in this document.

I understand and accept these qualifying standards and have truthfully answered all questions. I understand that falsification of Rental Application information will lead to denial of rental. Rental Criteria does not constitute a guarantee or representation that resident or occupants currently residing in the community have not been convicted or are not subject to deferred adjudication for felony. Management's ability to verify this information is limited to the information made available by the agencies and services used. It does not insure that all individuals reside in on or visiting the community conforms to these guidelines.

Signature

Date

Signature

Date

Security Deposit:

I hereby deposit \$_____ with Management as a good faith deposit in connection with this application for residency. If my application is accepted I understand this amount will be applied towards my move in costs. If for any reason, Management decides to decline my application, the balance of this good faith deposit will be refund less the application fees. I understand I will be charged \$_____ for the precession of this application. If this application is approved, and I fail to occupy the premises on agreed date, except for delay caused by construction or the holding over of a prior resident, I understand that I forfeit my deposit for expenses incurred due to my cancellation.

APPLICATION TAKEN BY

DATE/TIME OF APPLICATION

SIGNATURE OF APPLICANT