

ALL APPLICANTS WILL BE APPROVED ON THE FOLLOWING CRITERIA

A RENTAL APPLICATION MUST BE PROCESSED ON ALL PROSPECTIVE RESIDENTS 19 YEARS OR OLDER (THIS EXCEPTION WOULD BE AN INDIVIDUAL LIVING WITH A PARENT, GUARDIAN OR THEIR DESIGNEE).

1. INCOME:

Gross income per apartment must be three times the amount of rent. If not verifiable by employer, we require the past 6 months of bank statements or certification from bank that the account maintains a minimum average monthly balance of three times the rental amount.

2. EMPLOYMENT:

A prospect must have verifiable current employment and six months employment history or a verifiable source of income. School will be accepted as an alternative to employment history provided it can be verified.

3. CREDIT:

All applicants must provide a valid social security number. Applicants who are not permitted to have a social security number will have to supply satisfactory alternative identification. For example, a valid foreign passport or 1-10 form. A credit report will be processed on each applicant. Applicants for whom negative credit information is reported for more than 20% of current accounts will not meet credit requirements. A "current account" is an account that is currently open or a closed account that has had activity within the past two years. Medical accounts are not considered.

4. RESIDENCY/RENTAL HISTORY:

One year verifiable residency on current/previous address with at least 12 months rental or home ownership history. If rental history is from a private owner, a copy of the rental agreement and 12 of the most recent rent receipts payable to owner must be supplied.

5. AN APPLICANT WILL AUTOMATICALLY BE DENIED FOR THE FOLLOWING REASONS:

- a) Having unresolved debts to a current/previous landlord/mortgagor and/or non-compliance with any terms of the lease/contract and/or community policies.
- b) Having been evicted or currently in the process of being evicted by a landlord for cause.
- c) Having foreclosure in the past 12 months.
- d) Bankruptcy has been filed, or is currently under consideration, and no final order or discharge has been entered.
- e) Any information on the rental application is not true.

6. AGE:

Applicants must be at least **19** years of age.

7. OCCUPANCY:

Maximum number of occupants per apartment will be 2 occupants per bedroom. If for any reason the number of occupants exceeds the maximum number for that floor plan, residents will have a maximum of 90 days to transfer to the appropriate floor plan to comply with our occupancy limits.

8. RENT:

All rent, deposits and fees must be paid by check, money order or cashier's check. If the deposit check is returned by the bank, application will automatically be denied.

I /WE HAVE READ THE ABOVE AND UNDERSTAND THE CRITERIA FROM WHICH MY/OUR APPLICATION WILL BE APPROVED.

Applicant's Signature: _____ Date: _____

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