

Applicant Qualification & Availability Standards

The Apartment Community complies with the Fair Housing Act. Unless otherwise required by law, the Apartment Community uses the following qualification criteria:

Leaseholder(s) must be 18 years or older (unless head of household). All occupants 18 years or older will be required to complete an application (even if living with parent or guardian). Each applicant must complete an application in its entirety and all information provided must be true, accurate, and complete, as well as verifiable. Qualification is determined using a credit analysis model, income verification, and criminal background history. Resident history may be evaluated based upon the outcome of credit analysis. Each applicant's credit and criminal status will be individually evaluated; leaseholder's income will be combined for credit scoring.

Occupancy Guidelines: The maximum occupancy standards are listed below. There are no exceptions.

One Bedroom: 3

Two Bedrooms: 5

Three Bedrooms: 7

Credit Analysis: A credit report will be secured and evaluated for all leaseholders.

Income/Employment: Gross annual income for all leaseholders is combined and entered into the credit-scoring model for each applicant. A combined minimum income must be equal to three times the monthly rental rate. Additional sources of income may be considered. If you are self-employed, you must provide the previous year's income tax return and two months personal bank statements as evidence of sufficient income. Guarantors, if required, will meet a minimum monthly income of five times the monthly rental amount. For corporate entities, a personal representative will be required to guarantee all financial obligations of the corporation.

Criminal History: A criminal background check will be conducted for each applicant, where available. Any criminal conviction may constitute grounds for rejection of the application.

Rental History: Rental history for the past 24 consecutive months may be evaluated based on the outcome of the credit analysis or rent history of the applicant(s).

Additional Deposits/Guarantors: An additional deposit and/or guarantor may be required based on the outcome of the credit analysis or rent history of the applicant(s).

Applicant Screening Fees: A non-refundable applicant screening fee is required per application.

Water Conservation: You will be required to pay a pro-rated portion of water/sewage/trash usage monthly.

THE APPLICANT AGREES TO THE ABOVE GUIDELINES AND FURTHER ACKNOWLEDGES THAT THE APARTMENT COMMUNITY SHALL MATERIALLY RELY ON APPLICANT'S APPLICATION RESPONSES AND THAT ANY MISREPRESENTATIONS, WHETHER AFFIRMATIVE OR THROUGH A FAILURE TO STATE MATERIAL FACTS, SHALL CONSTITUTE BASIS FOR RESCISSION OF A LEASE AGREEMENT. IN ADDITION, APPLICANT ACKNOWLEDGES AND AGREES THAT THE APARTMENT COMMUNITY RESERVES THE RIGHT TO CHANGE ITS APPLICATION AND QUALIFICATION CRITERIA WITHOUT NOTICE.

Applicant Signature

Date

Applicant Signature

Date