

Resident Selection Criteria

Equal Housing - We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, sexual orientation or national origin and will comply with state and federal fair housing and antidiscrimination laws.

Occupancy Standard – A maximum of two **(2) persons per bedroom** are allowed.

Age – Lease holder(s) **must be 18 years or older**. All occupants 18 years or older are required to complete an application, even if living with a parent or guardian.

Income – Gross monthly income of all lease holder(s) **must be equal to 3 times the monthly rental amount**. All income must be verifiable. Income does not include allowance from parents, scholarships or study subsidies.

Employment - Applicant must 1) be employed with current employer for at least six months 2) have current job and at least six months employment history with previous employer or 3) receiving retirement benefits, or any other verifiable and consistent income.

Self- Employment – Must provide the previous year's personal income tax return and the previous two months personal bank statements as evidence of sufficient income. Persons whose jobs are commission only or base salary plus commission, tips, or bonuses are considered self-employed.

Rental History – Previous rental history will be reviewed and no negative rental history will be accepted. Negative rental history is determined by;

- Failure to pay rent timely
- Evictions filed within the last 3 years, prior evictions may result in an automatic denial of your application.
- Damages in amounts exceeding \$1,000
- Repeated disturbances, not related to circumstances protected under Victims of Abuse Women's Act.
- Prior management references describing reports of drug dealing or manufacturing, gambling, or prostitution on the premises.
- Applicant may be denied for an outstanding debt or judgment to any prior landlord.

Credit – Credit Scores **below 620 or no credit history** may result in the requirement of an additional deposit or denial.

Criminal, Sex Offense, and Terrorist Database Check - We will check these databases for all occupants over 18. We do not rent to any person convicted of violent crimes against persons or property; prostitution; domestic violence; involving the possession of weapons; or the manufacture or distribution

of illegal substances. All are grounds for denial of an application. Criminal offenses will be evaluated based on type of offence, how long ago you were convicted, your age at the time of offense, evidence of rehabilitation and any other information you would like us to consider. Please provide details in writing along with any other supporting documentation you would like us to consider.

Renter's Insurance – We require \$100,000 of renter's liability insurance on the property.

Animals – A maximum of 2 pets are permitted on the property. Dogs whose breed or dominant breed weight exceeds **50lbs at maturity** are not accepted. The following breeds or partial breeds are not permitted; Pit Bulls, Staffordshire Terrier, Rottweilers, Akitas, Dobermans, Chow Chows, German Shepherds, Australian Shepherds, Alaskan Malamutes, Wolf-hybrids, Cane Corsos. Exotic animals and reptiles are not accepted. Additional restrictions may apply.

- Support Animals are not considered pets and are allowed to reasonably accommodate a handicapped leaseholder or occupant. All animals must be photographed by management before approval.
- Service Animals are allowed. Service animals are animals that are individually trained to perform tasks for people with disabilities such as guiding people who are blind, alerting people who are deaf, pulling wheelchairs, alerting and protecting a person who is having a seizure, or performing other special tasks. A disabled person who has an emotional support animal (ESA) will need to produce a letter from a licensed mental health professional that prescribes the need for the animal.

Application and Notification

- An application must be completed for each occupant 18 years of age and older, and any occupants under the age of 18 and deemed an adult under applicable law.
- A non-refundable application fee must be paid by each applicant before an application will be processed.
- All applicants are required to present a valid government issued identification. Except as otherwise prohibited by applicable law, non-US citizen applicants may be required to present additional documentation evidencing applicants right to live in the United States through the end of the lease term.
- An application does not constitute a lease agreement or offer to lease. No lease shall exist unless and until Landlord and applicant execute a lease agreement and applicant pays all required funds.
- Falsification of any information on any application may result in applicant's automatic denial. If applicant is denied for falsifying paperwork, Landlord may retain all deposits and fees paid.
- The first applicant to complete and submit the application and all application fees, pass the verification process, and pay all required deposits will be accepted.
- Notifications of acceptance or denial will be made by email to the email address provided on your application. Denials will include information regarding the credit and background check provider.